

MODEL DETAILED PROJECT REPORT

ESTABLISHING DIARY PRODUCT MANUFACTURING UNIT

UNDER UTTAR POORVA TRANSFORMATIVE
INDUSTRIALIZATION SCHEME (UNNATI), 2024



उद्योग संवर्धन और आंतरिक व्यापार विभाग

DEPARTMENT FOR
PROMOTION OF INDUSTRY AND
INTERNAL TRADE

DEPARTMENT FOR PROMOTION OF INDUSTRY AND INTERNAL TRADE
MINISTRY OF COMMERCE & INDUSTRY
GOVERNMENT OF INDIA



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#GT Bharat
SHAPING A VIBRANT INDIA

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1. Introduction

The production of milk on dairy farms and the processing of milk and milk products at dairy plants make up the dairy industry. Along with producing many kinds of milk, the industry makes butter, cheese, yogurt, and ice cream.

Dairying produces food products that form a regular part of many people's diets, and in many parts of the world it is a big business and major employer. Among the leading milk producers are India, the United States, the European Union, Russia, Pakistan, Brazil, China, Ukraine, New Zealand, Australia, Argentina, and Mexico. Most of the milk used for human consumption worldwide comes from cows, but in some areas milk and dairy products are produced from buffalo, goats, sheep, camels, or reindeer. In the early 21st century, the world's dairy plants produced some 650 million tons of milk each year, more than 80 percent of which was cow's milk.

a. About the project

The proposed project is for setting up a Dairy Product manufacturing unit. This unit will be capable of processing milk harvested from local villages, processing, and packaging and labelling, so to retail the product to the end seller/customer. The project will cater to the growing needs of domestic ready-to-consume dairy market, by enhancing the value of locally raised farms through efficient processing and packaging. The proposed processing unit venture entails a total investment of about --- Cr., includes a capital investment of Rs. Cr and a sum of Rs. -- -- as Loan. The Net Present Value (NPV) of the project is around Rs. Cr million with an Internal Rate of Return (IRR) of XX% and average BEP XX%. The project will generate direct employment opportunity for XX persons. The legal business status of this project is proposed as 'Sole Proprietorship/Partnership/LLP/Pvt. Ltd.'.

b. Indian Scenario

India is the highest milk producer and ranks first position in the world contributing 25% of global milk production. The milk production of India has registered 58% increase during the last nine years i.e., during the year 2014-15 and 2022-23 and increased to 230.58 Mn Tons in the year 2022-23. The milk production has increased at CAGR 6% over the past decade.

The top 5 milk-producing states are: Uttar Pradesh (15.72%), Rajasthan (14.44%) Madhya Pradesh (8.73%), Gujarat (7.49%) and Andhra Pradesh (6.70%). They together contribute 53.08% of total Milk production in the country.

The per capita availability of milk is around 459 grams/day in 2022- 23.

India's Export of Dairy products was 63,738.47 MT to the world for the worth \$272.64 Mn during the year 2023-24

The market growth in Dairy requires support of significant infrastructure investment across processing, chilling, logistics, cattle feed etc. Further, lucrative untapped opportunities exist in areas such as value-added dairy products, organic/ farm fresh milk and exports.

c. State Profile

The total milk production in the NE states was 1608.04 thousand tons in 2022-23, accounting for only 0.70% of the country's milk production during the same year. The compounded annual growth rate (CAGR) of milk in the NE states was 1.59%, significantly lower than that in India (3.83%).

d. Sector Overview

Here are some key aspects of India's dairy industry:

- Production

India is the world's largest producer of milk, and one of the world's largest exporters of dairy products. The top five milk-producing states are Uttar Pradesh, Rajasthan, Madhya Pradesh, Gujarat, and Andhra Pradesh, which together contribute 53% of the country's total milk production.

- Market size

The Indian dairy market was valued at USD 115.57 billion in 2022 and is projected to grow to USD 227.53 billion by 2030.

- Government support

The government has taken several initiatives to support the dairy industry, including:

- Rashtriya Gokul Mission
- National Dairy Development Board (NDDB)
- State Cooperative Dairy Federations
- National Programme for Dairy Development (NPDD)
- Dairy Entrepreneurship Development Scheme (DEDS)
- Animal Husbandry Infrastructure Development Fund (AHIDF)
- Opportunities

The dairy industry has many opportunities for growth, including:

- Value-added dairy products
- Organic/farm fresh milk
- Exports
- Chilling infrastructure
- Processing infrastructure
- Food safety

The Food Safety and Standards Authority of India (FSSAI) has guidelines to ensure the quality of dairy products.

- Consumer protection

The Prevention of Food Adulteration Act, 1954 protects consumers from adulterated food.

2. Investor's Background

Details of all Investors in below format

Name	To be filled by the applicant
DOB	To be filled by the applicant
PAN	To be filled by the applicant



Address	To be filled by the applicant
Academic Qualification	To be filled by the applicant
Experience in business	To be filled by the applicant
Functional Responsibility in Unit	To be filled by the applicant
Name of associate concern (if any)	To be filled by the applicant
Nature of association (if any)	To be filled by the applicant
Net Worth	To be filled by the applicant

3. Company Profile

Name of the Unit	To be filled by the applicant
Constitution	To be filled by the applicant
PAN	To be filled by the applicant
Registered Office address	To be filled by the applicant
Activity	To be filled by the applicant
Loan details	To be filled by the applicant
Director	To be filled by the applicant
Unit Registration	To be filled by the applicant
Unit Location	To be filled by the applicant
Category of Project (Manufacturing/Service)	To be filled by the applicant
Zone	To be filled by the applicant
District	To be filled by the applicant
State	To be filled by the applicant

4. Details of product to be manufactured and its marketing potential

Ghee is a form of highly clarified butter that is traditionally used in Asian cooking. Like butter, ghee is typically made from cow's milk. Ghee is made by melting regular butter. The butter separates into liquid fats and milk solids. Once separated, the milk solids are removed, which means that ghee has less lactose than butter. Traditionally, ghee has been used as cooking oil, an ingredient in dishes, and in Ayurveda therapies. Ghee is still used in Ayurvedic massage and as a base for herbal ointments to treat burns and rashes. Ghee is heated for longer than other types of clarified butter, which contributes to a stronger and nuttier flavour, as well as a darker hue.



Ghee has a higher burning point than standard clarified butter, which means it is ideal for frying or sautéing foods. A person can make ghee at home using regular unsalted butter. Melt the butter slowly and skim off the solids that gather on the surface. Continue to cook the butter until all the milk solids have sunk to the bottom and the liquid is clear this is clarified butter.

Continue to cook for a few more minutes until the milk solids at the bottom of the pan turn brown. The cooked milk solids give the ghee its flavour and colour. Sieve the liquid into a jar or bottle and let it cool and solidify.

Butter, a yellow-to-white solid emulsion of fat globules, water, and inorganic salts produced by churning the cream from cows' milk. Butter has long been used as a spread and as a cooking fat. It is an important edible fat in northern Europe, North America, and other places where cattle are the primary dairy animals. In all, about a third of the world's milk production is devoted to making butter.

Butter is one of the most highly concentrated forms of fluid milk. Twenty litres of whole milk are needed to produce one kilogram of butter. This process leaves approximately 18 litres of skim milk and buttermilk. Butter is a high-energy food, containing approximately 715 calories per 100 grams. It has a high content of butterfat, or milk fat (at least 80 percent), but is low in protein. Butter has substantial amounts of vitamin A and minor amounts of calcium, phosphorus, and vitamin D.

The colour of butter is caused by carotene and other fat-soluble pigments in the fat. In the United States vegetable colour can be added to commercial butter in order to improve yellowness. Whipped butter, made by whipping air or nitrogen gas into soft butter, is intended to spread more easily at refrigeration temperatures. Unsalted butter is often referred to as "sweet" butter. This should not be confused with "sweet cream" butter, which may or may not be salted. Reduced fat, or "light," butter usually contains about 40 percent milk fat.

Butter market in India is expected to grow in the coming years, with a number of factors contributing to its potential:

- **Revenue:** The butter market in India is projected to generate US\$6.89 billion in revenue in 2024 and is expected to grow at an annual rate of 8.89% from 2024 to 2029.
- **Volume:** The butter market in India is expected to reach a volume of 1.30 billion kg by 2029.
- **Per capita revenue:** In 2024, the per person revenue in the butter market is expected to be US\$4.78.
- **Rising disposable income:** The rising disposable income in India is expected to drive the growth of the butter market.
- **Increasing population:** The increasing population in India is a key factor driving the market.
- **Rising consumption of ready-to-eat food:** The rising consumption of ready-to-eat food products is a key factor driving the market.
- **Expansion of QSRs:** The expansion of QSRs is a key factor driving the market.

Ghee market in India is expected to grow significantly in the coming years:

- **Market size**
The ghee market in India is expected to grow from INR 3,203 billion in 2023 to INR 6,931 billion by 2032.
- **Growth rate**
The ghee market in India is expected to grow at a compound annual growth rate (CAGR) of 9% between 2023 and 2032.
- **Factors driving growth**
The growth of the ghee market is driven by a number of factors, including:
 - Increasing health consciousness
 - Shift towards organic food products
 - Rapid growth of the e-commerce sector
 - Increasing product availability
 - Rising disposable incomes

5. Details of Raw Materials with required quantity

Supplier	Raw material	Quantity	Year	Cost
Milk	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
Salt	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
Cultures	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
Flavoring Agents	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant

6. Proposed location and Site Plan

Sl. No.	Particulars	Details
1	Land Area	To be filled by applicant
2	Status of Legal title & Possession	To be filled by applicant
3	if leased, Period of lease	To be filled by applicant
4	Coordinates of location	To be filled by applicant
5	Details of CLU	To be filled by applicant
6	Connectivity to roads	
	i) State Highway (in Km.)	To be filled by applicant
	ii) National Highway (in Km.)	
7	Availability of Water	To be filled by applicant

8	Availability of Power	To be filled by applicant
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a. Electrical Power

Electricity (150 KW machineries running 300 Days with 2 Shift i.e. Effective Hr. 16 hr. Total unit consumption - 720000. Present rate- Rs. 7.00/Unit

i. Construction Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

ii. Steady Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

iii. Peak Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

b. Water Requirement

i. Construction Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

ii. Steady Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

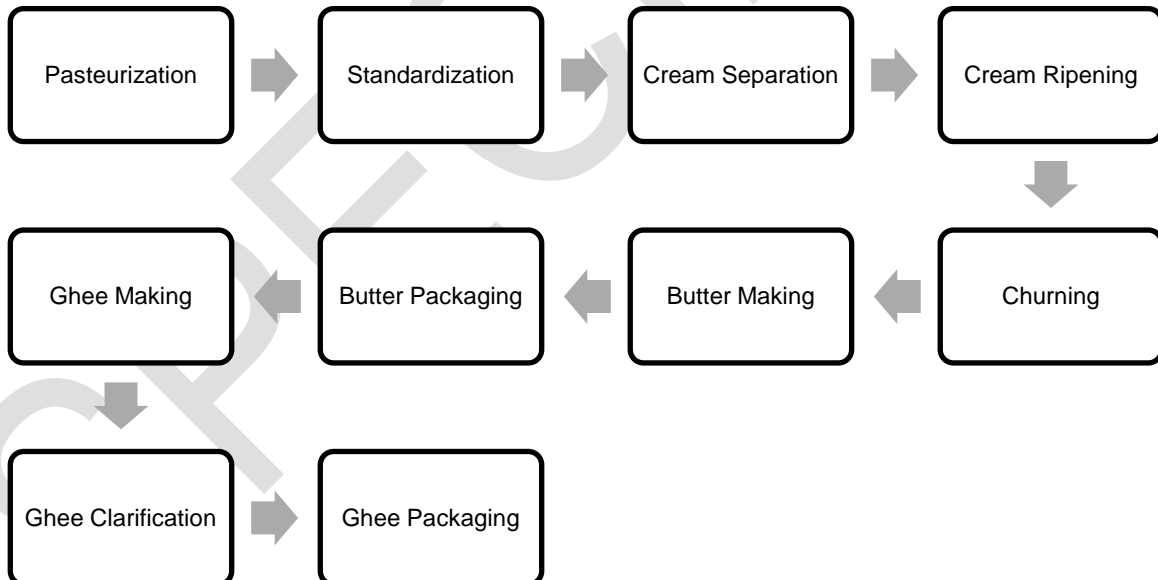
iii. Peak Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

- c. Transportation System
- d. Local Infrastructure
- e. Raw material procurement

7. Product Process Flow

Product development stages to be defined with details of input required at each stage of production and output generated after each stage of production for each product.



8. Cost of the Project

Particulars	Amount (Rs. In Lacs)
Land and Site Development	10.00
Civil Construction	50.00
Plant & Machinery	54.28
Electrical Installation	20.00
Preliminary and Preoperative Expenses	20.00
Miscellaneous Fixed Assets	5.00
Margin for Working Capital	231.78
Contingency Fund	2.63
Total Project Cost	393.69/-

a. Land details

The assumed required area for setting up the Dry Fruit (Cashew) Processing Unit is approx. 2631.5 sq. ft. The rate for Land is Rs. 3,80/sq. ft.

So, the cost of Land is Rs.380 x 2631.5 = Rs. 10,00,000.00

b. Building and civil works details

Office Building with Works Shed - Rs.50,00,000.00

c. Plant and machinery details

Sl. No.	Particulars	Qty	Rate (Rs.)	Amount (Rs.)
1	Milk Clarifier	1	699360	699360
2	Cream Separator	1	524520	524520
3	Butter Churn	1	291400	291400
4	Ghee Boiler	1	349000	349000
5	Filling Machine	1	407960	407960
6	Pasteurizer	1	582800	582800
7	Homogenizer	1	174840	174840



Sl. No.	Particulars	Qty	Rate (Rs.)	Amount (Rs.)
8	Storage Tank	4	25000	100000
9	Packaging Machine	2	300000	600000
10	Labeling machine	2	300000	600000
11	Steam Boiler (2Ton)	1	1098120	1098120
	TOTAL			₹ 54,28,000.00

d. Pre-operative expenses details

Approx- Rs. 20,00,000.00

e. Working Capital details

i) Raw Material Requirement: - (Annual)

Sl. No.	Item	Qty (Ton)	Rate (Rs.)	Total (Rs.) Lakh
1	Milk	240	500	1200.00
2	Salt	2.4	5000	0.12
3	Cultures	2.4	6000	0.144
4	Flavoring Agents	480,000	3	14.40
	GRAND TOTAL			1214.66/-

ii) Utilities (Per Annum)

Sl. No.	Item	Total (Rs.) Lakh
1	Electricity (150 KWH running 300 Days with 2 Shift i.e. Effective Hr. 16 hr. Total unit consumption -720000. Present rate- Rs 7/Unit)	50.40
2	Water & Misc	-
	GRAND TOTAL	50.40/-

iii) Salary & Wages (Per Annum)



S No	Designation	No of position	Unit	Wages/Month (Rs.)	Total/Annum (Rs.)
1	Milk Collector	1	No	12000	144000
2	Helper	12	No	9000	1296000
3	Machine operator	8	No	15000	1440000
4	Materials handling	2	No	9000	216000
Total					30.96/- Lakhs

iv) Selling & General Administration (Annum)

Sl. No.	Designation	No.	Wages/Month (Rs.)	Total/Annum (Rs.) Lakhs
1	CFC Head	1	40,000.00	4.80
2	Manager	1	30,000.00	3.60
3	Accountant	1	20,000.00	2.40
4	Data Operator	1	15,000.00	1.80
5	Security Guard	2	12,000.00	2.88
Total				15.48/-

v) Advertisement & General Stores

Sl. No.	Items	Cost (Rs.)
1	Advertisement per Annum	3,00,000/-
2	General Stores & Inventory	3,85,500/-
Total		6,85,500/-

WORKING CAPITAL= I+II+III+IV+V= 1214.664+50.40+30.96+15.48+6.855/- = Rs. 1318.36/- Lakhs

9. Proposed Means of Finance

Particulars	Amount (Rs. In La)
Promoter's Capital	177.16
Unsecured Loans	-
Term Loan form Bank/ Financial Institution	216.53
Total	393.69/-

10. Implementation Schedule with time chart

Activities	Starting Month	Ending Month
Arrangement of land	To be filled by applicant	To be filled by applicant
Single window clearance	To be filled by applicant	To be filled by applicant
Land development	To be filled by applicant	To be filled by applicant
Building and Civil Works	To be filled by applicant	To be filled by applicant
Order and delivery of P&M	To be filled by applicant	To be filled by applicant
Power arrangement	To be filled by applicant	To be filled by applicant
Manpower arrangement	To be filled by applicant	To be filled by applicant
Procurement of raw materials	To be filled by applicant	To be filled by applicant
Trial Operation	To be filled by applicant	To be filled by applicant
Commercial Operation	To be filled by applicant	To be filled by applicant

8. Projected Financial Analysis

a. Installed Production Capacity			Quantity	Unit	Rate	Amount (Rs.) Lakh
Butter			114	Ton	600000	684
Ghee			114	Ton	700000	798
Production capacity/Annum			228	Ton		1482
b. SCHEDULE OF PRODUCTION AND SALES						
RAW MATERIAL MIX AND CONSUMABLES REQUIRED						
Item	Quantity		Unit	Rate		Amount (Rs.) Lakh
Raw Material						
Milk	240		Ton	50000		120

Salt	2.4	Ton	10000	0.24		
Cultures	2.4	Ton	10000	0.24		
Flavoring Agents	2.4	Ton	10000	0.24		
c. Cost of Raw Material Consumed/Annum				120.72		
Parameters		1st Year	2nd Year	3rd Year	4th Year	5th Year
Capacity Utilization		60%	65%	70%	75%	80%
		228	228	228	228	228
Butter		68.4	74.1	79.8	85.5	91.2
Ghee		68.4	74.1	79.8	85.5	91.2
Production (In Ton) as per Capacity Utilized		136.8	148.2	159.6	171	182.4
d. BREAK UP PRODUCTION AS PER UTILIZED CAPACITY						
ITEMS		1st Year	2nd Year	3rd Year	4th Year	5th Year
Capacity Utilization		60%	65%	70%	75%	80%
Butter		68.4	74.1	79.8	85.5	91.2
Ghee		68.4	74.1	79.8	85.5	91.2
TOTAL PRODUCTION		136.8	148.2	159.6	171	182.4
Sales Details						
Items		1st Year	2nd Year	3rd Year	4th Year	5th Year
Butter		410.4	444.6	478.8	513	547.2
Ghee		478.8	518.7	558.6	598.5	638.4
NET Sales Price		889.2	963.3	1037.4	1111.5	1185.6
GST RATE@12%		106.704	115.596	124.488	133.38	142.272

GROSS Sales Price		995.904	1078.896	1161.888	1244.88	1327.872
e. COST OF PRODUCTION						
Items		1st Year	2nd year	3rd Year	4th Year	5th Year
		60%	65%	70%	75%	80%
Raw Materials Consumed		72.432	78.468	84.504	90.54	96.576
Power & Fuel		30.24	32.76	35.28	37.8	40.32
Direct Labor & Wages		27.864	30.186	32.508	34.83	37.152
Advertisement & Gen. Stores		4.113	4.45575	4.7985	5.14125	5.484
Repairs & Maintenance		0.250272	0.271128	0.291984	0.31284	0.333696
Other Manufacturing Exp.						
COST OF PRODUCTION		134.90	146.14	157.38	168.62	179.87

f. PROJECTED PROFITABILITY STATEMENT						
		1st Year	2nd year	3rd Year	4th Year	5th Year
Capacity Utilized		60%	65%	70%	75%	80%
A. Sales						
Gross Sales		995.904	1078.896	1161.888	1244.88	1327.872
Less: GST		106.704	115.596	124.488	133.38	142.272
NET SALES		889.2	963.3	1037.4	1111.5	1185.6
B. Cost of Production						
Raw Materials Consumed		72.432	78.468	84.504	90.54	96.576



Power & Fuel		30.24	32.76	35.28	37.8	40.32
Direct Labor & Wages		27.864	30.186	32.508	34.83	37.152
Advertisement & General Stores		4.113	4.45575	4.7985	5.14125	5.484
Repairs & Maintenance		0.250272	0.271128	0.291984	0.31284	0.333696
Other Manufacturing Exp.		0	0	0	0	0
Total Cost of Production (C)		134.90	146.14	157.38	168.62	179.87
g. Gross Profit (A-C)		861.00	932.76	1004.51	1076.26	1148.01
Interest Expenses						
Interest Expenses (Term Loan) @7.65% /Annum for 5 yr.		15.29	12.36	43.06	5.78	2.10
Interest Expenses (WC Loan) @11% /Annum		14.04	14.74	15.48	16.25	17.07
Others						
Profit before Taxation		831.68	905.65	945.97	1054.22	1128.84
Provision for Taxation		216.24	235.47	245.95	274.10	293.50
Profit After Taxation		615.44	670.18	700.02	780.12	835.34

h. DEBT SERVICE COVERAGE RATIO (COMPANY AS A WHOLE)						
	1 st Year	2 nd year	3 rd Year	4 th Year	5 th Year	
Profit After Tax	615.44	670.18	700.02	780.12	835.34	
Add: - Interest Expenses (Term Loan) @7.65% /Annum for 7yrs	15.29	12.36	43.06	5.78	2.10	
Interest Expenses (WC Loan) @11% /Annum for 7 yrs	14.04	14.74	15.48	16.25	17.07	

Depreciation	13.142	11.4207	9.932595	8.64520575	7.53067489
Total (A)	572.97162	631.663266	631.54946	749.436736	808.639176
Interest Expenses (Term Loan) @7.65% /Annum for 7yrs	15.29	12.36	43.06	5.78	2.10
Interest Expenses (WC Loan) @11% /Annum for 7 yrs	14.04	14.74	15.48	16.25	17.07
Depreciation	13.14	11.42	9.93	8.65	7.53
Total (A)	572.97162	631.663266	631.54946	749.436736	808.639176
Interest Expenses (Term Loan) @7.65% /Annum for 7yrs	15.29	12.36	43.06	5.78	2.10
Interest Expenses (WC Loan) @11% /Annum for 7 yrs.	14.04	14.74	15.48	16.25	17.07
Term Loan Repayment	36.96	39.89	43.06	46.47	50.15
Total Debt Payment (B)	66.29	66.99	101.59	46.47	50.15
DSCR (A/B)	8.09	8.83	5.79	15.13	15.12
Cash Inflow	536.01	591.77	588.49	702.97	758.49
i. BREAK EVEN ANALYSIS	1st year	2nd year	3rd Year	4th Year	5th Year
A. Net Sales	889.2	963.3	1037.4	1111.5	1185.6
B. Variable Expenses					
Raw Materials Consumed	72.432	78.468	84.504	90.54	96.576
Power & Fuel	30.24	32.76	35.28	37.8	40.32
Consumable Stores	4.113	4.45575	4.7985	5.14125	5.484
Repairs & Maintenance	0.250272	0.271128	0.291984	0.31284	0.333696
	107.04	115.95	124.87	133.79	142.71



C. Contribution (A-B)		782.16	847.35	912.53	977.71	1042.89
D. Fixed Expenses						
Direct Labor & Wages		27.864	30.186	32.508	34.83	37.152
Selling, General & Administration		0	0	0	0	0
		27.864	30.186	32.508	34.83	37.152
Breakeven Sales at Operating Capacity		0.88	0.88	0.88	0.88	0.88

j. Projected Balance Sheet					
	1st Year	2nd Year	3rd Year	4th Year	5th Year
Liabilities					
Capital	177.16	177.16	177.16	177.16	177.16
Revenue Reserves	43.70	47.69	49.19	55.71	59.74
Net Worth	220.86	224.85	226.35	232.87	236.90
Term Loan	36.96	39.89	43.06	46.47	50.15
Working Capital Limit	14.04	14.74	15.48	16.25	17.07
Current Liabilities					
Creditors					
Liability for expenses	772.11	836.46	900.80	965.14	2008.75
Total	1043.98	1115.94	1185.68	1260.73	2312.87
Assets					
Fixed Assets					
Gross block	104.28	91.14	79.72	69.78	61.14
Depreciation	13.14	11.42	9.93	8.65	7.53
Net Fixed Assets	117.42	102.56	89.65	78.43	68.67
Non-Current asset/investments					
Current assets					
Inventory	533.25	584.18	653.36	680.92	1706.51
Debtors					
Security Deposits					



Loans and Advances					
Cash & Bank Balance	393.31	429.20	442.67	501.38	537.69
Total	1043.98	1115.94	1185.68	1260.73	2312.87

K. CALCULATION OF PAYBACK PERIOD					
Investment	393.69/-	Lakhs			
Cash In Flow	536.01/-	Lakhs			
(PAT- Depreciation- Interest)	572.97/-	Lakhs			
PAY BACK PERIOD	5	Years			

9. Projected Employment Details

Type of Employment	Number of Employees	Projected Cost
Skilled Manpower	12	26.24
Semi-skilled Manpower	2	4.20
Unskilled Manpower	22	18.00
TOTAL		48.84/-

10. Requirement of Statutory clearances

Item	Status
Partnership Deed	
Lease deed registration	
PAN	
GST Registration	
UDYAM	
Trade License	
NOC form local authority	



उद्योग संवर्धन और आंतरिक व्यापार विभाग
DEPARTMENT FOR
PROMOTION OF INDUSTRY AND
INTERNAL TRADE



#GT Bharat
SHAPING VIBRANT INDIA

SPECIMEN

MODEL DETAILED PROJECT REPORT

ESTABLISHMENT OF DRY FRUIT (CASHEW) MANUFACTURING
UNIT

UNDER UTTAR POORVA TRANSFORMATIVE
INDUSTRIALIZATION SCHEME (UNNATI), 2024



सत्यमेव जयते

उद्योग संवर्धन और आंतरिक व्यापार विभाग

DEPARTMENT FOR
PROMOTION OF INDUSTRY AND
INTERNAL TRADE

DEPARTMENT FOR PROMOTION OF INDUSTRY AND INTERNAL TRADE
MINISTRY OF COMMERCE & INDUSTRY
GOVERNMENT OF INDIA



Grant Thornton

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#GT Bharat
SHAPING A VIBRANT INDIA



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1. Introduction

Dry fruits hold a special place in Indian culture and cuisine, cherished for their rich flavors, nutritional benefits, and historical significance. They have been a part of Indian diets for centuries, often mentioned in ancient texts like the Vedas and Ayurveda, where they were considered luxurious and beneficial for health. In India, dry fruits are not just food items but also symbols of prosperity and health. They play a crucial role in various festivals and celebrations, such as Diwali, Eid, and weddings, where they are exchanged as gifts and used in traditional sweets and dishes. Popular varieties include almonds, cashews, raisins, dates, figs, apricots, and pistachios, each bringing its unique taste and health benefits. Nutritionally, dry fruits are powerhouses packed with essential vitamins, minerals, and antioxidants. They are known to boost immunity, improve digestion, and provide a quick energy source, making them a preferred snack for health-conscious individuals. Overall, dry fruits in India are celebrated for their versatility, from enhancing culinary delights to promoting well-being, making them an integral part of the Indian lifestyle.

Cashews are a popular dry fruit derived from the cashew tree, scientifically known as *Anacardium occidentale*. This tropical evergreen tree is native to Brazil but is now widely cultivated in various tropical regions, including India. The cashew tree produces two distinct products: the cashew nut and the cashew apple. The nut, which is the primary product, is encased in a hard shell that contains a caustic resin, making it necessary to process the nuts carefully to remove the shell.

a. About the project

The proposed project is for setting up a Dry Fruit (Cashews) Processing Unit. This unit will be capable of processing cashews from sourcing and processing, to retailing of product to the end customer. The project will cater to the growing needs of domestic dry fruit market by enhancing the value of locally grown fruits through efficient processing and packaging. The project aims to leverage Assam's rich biodiversity and agricultural potential to build a robust dry fruits industry. The proposed processing unit venture entails a total investment of about Rs. 1.83 Cr. This includes a capital investment of Rs. 0.68 Cr and a sum of Rs. 1.15 Cr as Loan. The Net Present Value (NPV) of the project is around Rs. 4.64 Cr million with an Internal Rate of Return (IRR) of 54% and average BEP 14.95%. The project will generate direct employment opportunity for 42 persons. The legal business status of this project is proposed as 'Sole Proprietorship/Partnership/LLP/Pvt. Ltd.'.

b. Indian Scenario

India is a significant player in the global dry fruits market, ranking third in production worldwide. The country's dry fruit production has seen substantial growth, increasing by 22% over the past decade to reach 2.9 million tonnes in 2020-21. This growth is driven by rising health consciousness, increasing disposable incomes, and a shift towards healthier snacking options. Popular dry fruits produced in India include almonds, cashews, raisins, and dates, which are not only consumed domestically but also exported to various international markets. India is one of the largest producers of cashews in the world, with an annual production of over 0.8 million tonnes. The cultivation of cashews covers approximately 0.7 million hectares of land. Major cashew-producing states include Maharashtra, Kerala, Karnataka, Tamil Nadu, and Andhra Pradesh. The industry not only supports a significant portion of the rural population but also contributes substantially to India's export earnings.

c. State Profile



Agriculture is the backbone of Assam's economy, with over 70% of the population relying on it for their livelihood. The state primarily practices rice-based monocropping, with small and marginal farmers depending heavily on rain-fed agriculture. Despite its significance, the sector faces several challenges, including fragmented land holdings, low productivity, and limited use of modern technology. Additionally, frequent floods and drought-like conditions disrupt farming activities, further impacting agricultural output. Overall, while the cashew agriculture scenario in Assam is still developing, there is significant potential for growth with the right support and investments. Efforts are being made to build climate-resilient agricultural practices and improve infrastructure to support farmers. However, addressing these issues requires a comprehensive approach involving better financial support, advanced farming techniques, and effective market linkages.

d. Sector Overview

India's dry fruits industry is a significant sector, driven by increasing health consciousness and demand for nutritious snacks. The industry includes a variety of products such as almonds, cashews, pistachios, and raisins. The balance sheet for raw materials in this sector reflects the import and domestic production of these items, with a notable reliance on imports to meet the growing demand.

In India's dry fruits business, the distribution of the consumer rupee among stakeholders varies significantly. Farmers, who are the primary producers, typically receive around 30-35% of the consumer rupee. This relatively low share is due to the costs associated with cultivation, harvesting, and initial processing. Middlemen, including wholesalers and distributors, capture about 25-30%, reflecting their role in aggregating, transporting, and storing the products. Retailers, who sell directly to consumers, take the largest share, approximately 35-40%, as they bear the costs of marketing, packaging, and retail operations. This distribution highlights the complex supply chain and the significant value added at each stage before the product reaches the consumer.

2. Investor's Background

Details of all Investors in below format

Name	To be filled by the applicant
DOB	To be filled by the applicant
PAN	To be filled by the applicant
Address	To be filled by the applicant
Academic Qualification	To be filled by the applicant
Experience in business	To be filled by the applicant
Functional Responsibility in Unit	To be filled by the applicant
Name of associate concern (if any)	To be filled by the applicant
Nature of association (if any)	To be filled by the applicant



Net Worth	To be filled by the applicant
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3. Company Profile

Name of the Unit	To be filled by the applicant
Constitution	To be filled by the applicant
PAN	To be filled by the applicant
Registered Office address	To be filled by the applicant
Activity	To be filled by the applicant
Loan details	To be filled by the applicant
Director	To be filled by the applicant
Unit Registration	To be filled by the applicant
Unit Location	To be filled by the applicant
Category of Project (Manufacturing/Service)	To be filled by the applicant
Zone	To be filled by the applicant
District	To be filled by the applicant
State	To be filled by the applicant

4. Details of product to be manufactured and its marketing potential

Assam, known for its rich biodiversity and agricultural heritage, has been gradually developing its dry fruits industry. The state primarily focuses on the production of various indigenous fruits, which are processed into dry fruits. However, the scale of finished goods production in this sector remains relatively small compared to other states in India. Assam's cashew industry is still in its developmental stages, but there are promising efforts to boost production and processing. Here are some key points regarding the finished goods production of cashews in Assam:

- **Current Production:** The state has a modest production of raw cashew nuts (RCN), with approximately 1,100 tonnes produced annually.
- **Processing Units:** There are small-scale processing units in regions like Mankachar, which process the locally produced RCN. These units, however, face challenges such as limited capacity and outdated technology.
- **Market Reach:** The finished cashew products from Assam are primarily sold within the state and neighboring regions like West Bengal.
- **Quality:** Cashews from Assam are noted for their good taste and quality, which has the potential to capture larger markets with improved processing facilities.



5. Details of Raw Materials with required quantity

Supplier	Raw material	Quantity	Year	Cost
To be filled by the applicant	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant

6. Proposed location and Site Plan

Sl. No.	Particulars	Details
1	Land Area	To be filled by applicant
2	Status of Legal title & Possession	To be filled by applicant
3	if leased, Period of lease	To be filled by applicant
4	Coordinates of location	To be filled by applicant
5	Details of CLU	To be filled by applicant
6	Connectivity to roads i) State Highway (in Km.) ii) National Highway (in Km.)	To be filled by applicant
7	Availability of Water	To be filled by applicant
8	Availability of Power	To be filled by applicant

a. Electrical Power

Electricity (55 KW machineries running 300 Days with 2 Shift i.e. Effective Hr. 16 hr. Total unit consumption -91310. Present rate- Rs. 7.00/Unit

i. Construction Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

ii. Steady Phase



KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

iii. Peak Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

b. Water Requirement

i. Construction Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

ii. Steady Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

iii. Peak Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

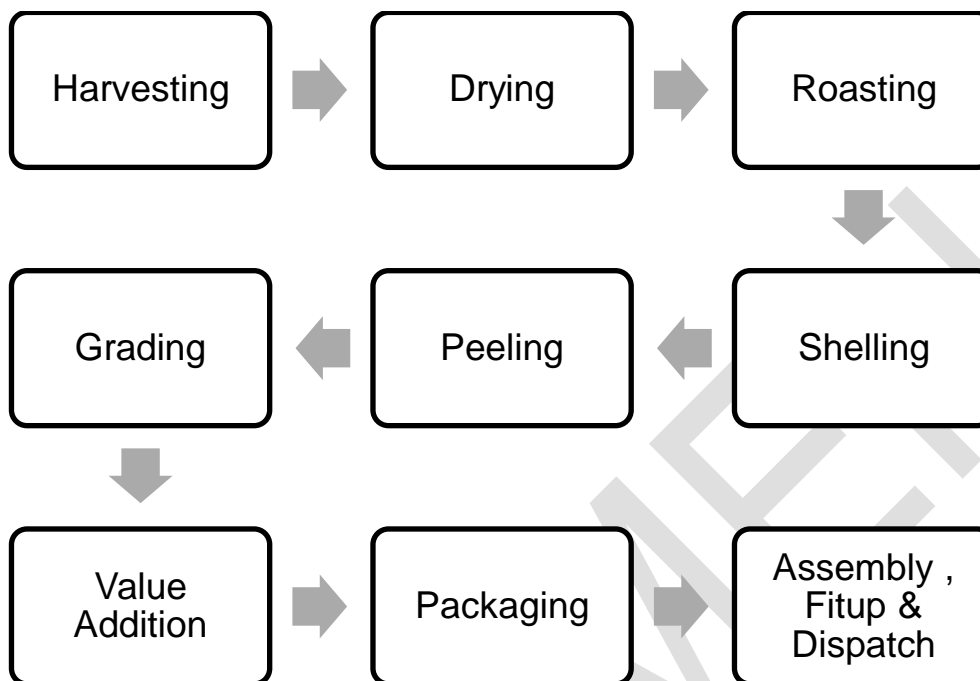
c. Transportation System

d. Local Infrastructure

e. Raw material procurement

7. Product Process Flow

Product development stages to be defined with details of input required at each stage of production and output generated after each stage of production for each product.



8. Cost of the Project

Particulars	Amount (Rs. In Lacs)
Land and Site Development	10,00,000.00
Civil Construction	50,00,000.00
Plant & Machinery	54,28,000.00
Electrical Installation	20,00,000.00
Preliminary and Preoperative Expenses	20,00,000.00
Miscellaneous Fixed Assets	5,00,000.00
Margin for Working Capital	2,85,000.00
Contingency Fund	2,63,000.00
Total Project Cost	1,64,76,000.00



a. Land details

The assumed required area for setting up the Dry Fruit (Cashew) Processing Unit is approx. 2631.5 Sq.Ft. The rate for Land is- Rs. 3,80/Sq.ft.

So, the Cost of Land- Rs.380 x 2631.5 = Rs. 10,00,000.00

b. Building and civil works details

Office Building with Works Shed- Rs.50,00,000.00

c. Plant and machinery details

Sl. No.	Particulars	Qty	Rate (Rs.)	GST (18%)	Amount (Rs.)
1	Raw Cashew Nut Cleaning and Bagging System	1	₹ 2,50,000.00	₹ 45,000.00	₹ 2,95,000.00
2	RCN Sizing Machine	1	₹ 1,75,000.00	₹ 31,500.00	₹ 2,06,500.00
3	Cashew Cooking System (Boiler & Cooker)	1	₹ 6,00,000.00	₹ 1,08,000.00	₹ 7,08,000.00
4	Steamed Nuts Storage Silo System	1	₹ 1,25,000.00	₹ 22,500.00	₹ 1,47,500.00
5	Cashew Nut Shelling Machines	5	₹ 1,50,000.00	₹ 1,35,000.00	₹ 8,85,000.00
6	Shell and Kernel Separating System	1	₹ 3,00,000.00	₹ 54,000.00	₹ 3,54,000.00
7	Cashew Drying System (Tray Dryers)	2	₹ 2,00,000.00	₹ 72,000.00	₹ 4,72,000.00
8	Cashew Kernel Peeling Machines	2	₹ 2,50,000.00	₹ 90,000.00	₹ 5,90,000.00
9	Cashew Kernel Grading & Colour Sorting Machine	1	₹ 3,50,000.00	₹ 63,000.00	₹ 4,13,000.00
10	Cashew Kernel Dicing Machine	1	₹ 1,75,000.00	₹ 31,500.00	₹ 2,06,500.00
11	Roasting and Flavoring Equipment	1	₹ 2,50,000.00	₹ 45,000.00	₹ 2,95,000.00
12	Packaging Machines (Vacuum Sealer, Nitrogen Flusher, etc.)	1	₹ 3,50,000.00	₹ 63,000.00	₹ 4,13,000.00
13	Air Compressors	1	₹ 1,25,000.00	₹ 22,500.00	₹ 1,47,500.00
14	Conveyor Systems	1	₹ 2,50,000.00	₹ 45,000.00	₹ 2,95,000.00



Sl. No.	Particulars	Qty	Rate (Rs.)	GST (18%)	Amount (Rs.)
	TOTAL				₹ 54,28,000.00

d. Pre-operative expenses details

Approx- Rs. 20,00,000.00

SPECIMEN



e. Working Capital details

i) Utilities (Per Annum)

<i>With 100% Electricity</i>									
S. No.	Particulars	Rs. per Kw	Total KW	in lakh	"@70% CU	"@75% CU	"@80% CU	"@85% CU	"@90% CU
1	Fixed (per KW)	300	55	1.98	1.98	1.98	1.98	1.98	1.98
2	Variable cost (unit)	7.00	55	14.78	10.35	7.76	8.28	8.80	9.31
	Total cost			16.76	12.33	9.74	10.26	10.78	11.29

ii) Salary & Wages (Per Annum)

Manpower Factory Floor operation							
S No	Name of the Position	No of position	Unit	Category	Wages as GoA/Day	Wages considered for no. of days	Wages per year
Harvesting section							
1	Harvester	1	No	Skill	419.63	365	1,53,164.95
2	Helper	2	No	Unskilled	287.73	365	2,10,042.90
Drying Section							
						365	-



3	Dryer machine operator	1	No	Skill	419.63	365	1,53,164.95
4	Helper	2	No	Unskilled	287.73	365	2,10,042.90
Roasting Section						365	-
5	Roaster operator	3	No	Skill	419.63	365	4,59,494.85
6	Helper	3	No	Unskilled	287.73	365	3,15,064.35
Grading Section						365	-
7	Operator	4	No	Skill	419.63	365	6,12,659.80
8	Helper	12	No	Unskilled	287.73	365	12,60,257.40
Peeling & Sheeling Section						365	-
9	operator	1	No	Skill	419.63	365	1,53,164.95
10	Helper	1	No	Unskilled	287.73	365	1,05,021.45
Plant Supervisor		2	No	Highly Skilled	594.39	365	4,33,904.70
Labour							
11	Raw materials handling (40 Kg)	7500	Bag	Unskilled	3.00		22,500.00
12	Finished Goods handling (25 kg)	0	Bag	Unskilled	2.00		-
Total							4088483.20



In INR Lakhs							40.88
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iv) Selling & General Administration (Annum)

Manpower for Admin and Utility services					
Name of Position	No	Unit	Rate in INR	Salary per year	Salary per year
CFC Head	1	Month	50,000.00	12	6,00,000.00
Manager	1	Month	35,000.00	12	4,20,000.00
Accountant	1	Month	25,000.00	12	3,00,000.00
Data Operator	1	Month	15,000.00	12	1,80,000.00
Peon	1	Month	10,000.00	12	1,20,000.00
Security Guard	4	Day	407.69	365	5,95,227.40
BDM	1	Month	30,000.00	12	3,60,000.00
Total	10				25,75,227.40
In Lakh					25.75

Calculation of Working Capital Requirements					
Year wise 5% escalation		1.00	1.05	1.10	1.16 1.22
Capacity Utilization		70%	75%	80%	85% 90%



Year	Year 1	Year 2	Year 3	Year 4	Year 5
Consumables	1.32	1.42	1.51	1.61	1.70
Raw material	12.60	13.50	14.40	15.30	16.20
Other recurring exp.					
Manpower (direct)	28.78	32.37	36.26	40.45	44.97
Manpower (indirect)	25.75	27.04	28.39	29.81	31.30
Electricity charges (fixed)	1.98	2.08	2.18	2.29	2.41
Electricity charges (variable)	10.03	10.74	11.46	12.17	12.89
Water charges	2.40	2.40	2.40	2.40	2.40
Repairs & maint.	1.09	1.09	1.09	1.09	1.09
Insurance	0.55	0.52	0.50	0.48	0.45
Marketing Exp.	4.38	4.70	5.01	5.32	5.64
Misc. Adm. Expenses	6.50	6.50	6.50	6.50	6.50
Total	95.38	102.36	109.70	117.42	125.55
Working capital (Current Asset - Current Liabilities)	4.50	4.87	5.24	5.63	6.02
Working Capital for User Charge facility	6.90	3.70	3.97	4.26	4.56
Total Working Capital	11.39	8.57	9.21	9.88	10.58
Working capital margin	2.85	2.14	2.30	2.47	2.64
Working capital loan	8.55	6.43	6.91	7.41	7.93
Interest on working capital loan @ 12% p.a.	1.03	0.77	0.83	0.89	0.95
Interest on term loan @ 12%	11.24	10.57	9.81	8.96	8.00



Margin money for Working capital is taken as Total expenses for 01 months with addition of WC margin for Asset/Liabilities - Rs. 2,85,000.00

9. Proposed Means of Finance

Particulars	Amount (Rs. In La
Promoter's Capital	68.00
Unsecured Loans	-
Term Loan form Bank/ Financial Institution	96.76
Total	164.76



10. Implementation Schedule with time chart

Activities	Starting Month	Ending Month
Arrangement of land	To be filled by applicant	To be filled by applicant
Single window clearance	To be filled by applicant	To be filled by applicant
Land development	To be filled by applicant	To be filled by applicant
Building and Civil Works	To be filled by applicant	To be filled by applicant
Order and delivery of P&M	To be filled by applicant	To be filled by applicant
Power arrangement	To be filled by applicant	To be filled by applicant
Manpower arrangement	To be filled by applicant	To be filled by applicant
Procurement of raw materials	To be filled by applicant	To be filled by applicant
Trial Operation	To be filled by applicant	To be filled by applicant
Commercial Operation	To be filled by applicant	To be filled by applicant



11. Projected Financial Analysis

Installed Production Capacity		MT per day
Dry Cashew		0.6
Production Capacity Per Annum		180

b. SCHEDULE OF PRODUCTION AND SALES					
RAW MATERIAL MIX AND CONSUMABLES REQUIRED					
Item	Quantity	Unit	Rate	Amount	
Raw Material					
Raw Cashew	2	MT	4000		₹ 24,00,000.00
End-to end consumable expenses (Rubber Rolls, Sieves, etc.)	600	MT	15		₹ 9,000.00
PP Bags	15000	Nos.	12		₹ 1,80,000.00
c. Cost of Raw Material Consumed/Annum					₹ 25,89,000.00
Parameters	1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Capacity Utilization	70%	75%	80%	85%	90%
Total production capacity per annum (in MT)	180	180	180	180	180



Production (In MT) as per Capacity Utilized	126	135	144	153	162
d. BREAK UP PRODUCTION AS PER UTILIZED CAPACITY					
ITEMS	1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Capacity Utilization	70%	75%	80%	85%	90%
Dry cashews	126	135	144	153	162
TOTAL PRODUCTION	126	135	144	153	162
Sales Details					
Items	1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Dry cashews	50400000	54000000	57600000	61200000	64800000
GST RATE @5%	6048000	6480000	6912000	7344000	7776000
GROSS Sales Price	56448000	60480000	64512000	68544000	72576000
e. COST OF PRODUCTION					
Items	1 st Year	2 nd year	3 rd Year	4 th Year	5 th Year
Capacity utilization	70%	75%	80%	85%	90%
Raw Materials Consumed	₹ 18,12,300.00	₹ 19,41,750.00	₹ 20,71,200.00	₹ 22,00,650.00	₹ 23,30,100.00
Power & Fuel	1173200	1257000	1340800	1424600	1508400
Direct Labor & Wages	6663000	5086000	5086000	5086000	5086000
Consumable Stores	49000	52500	56000	59500	63000
Repairs & Maintenance	28000	30000	32000	34000	36000
Other Manufacturing Exp.	12250	13125	14000	14875	15750
COST OF PRODUCTION	9737750	8380375	8600000	8819625	9039250

f. PROJECTED PROFITABILITY STATEMENT



	1 st Year	2 nd year	3 rd Year	4 th Year	5 th Year
Capacity Utilized	70%	75%	80%	85%	90%
A. Sales					
Gross Sales	56448000	60480000	64512000	68544000	72576000
Less: GST	6048000	6480000	6912000	7344000	7776000
NET SALES	50400000	54000000	57600000	61200000	64800000
B. Cost of Production					
Raw Materials Consumed	₹ 18,12,300.00	₹ 19,41,750.00	₹ 20,71,200.00	₹ 22,00,650.00	₹ 23,30,100.00
Power & Fuel	1173200	1257000	1340800	1424600	1508400
Direct Labour & Wages	6663000	5086000	5086000	5086000	5086000
Consumable Stores	49000	52500	56000	59500	63000
Repairs & Maintenance	28000	30000	32000	34000	36000
Other Manufacturing Exp.	12250	13125	14000	14875	15750
Total Cost of Production (C)	9737750	8380375	8600000	8819625	9039250
g. Gross Profit (A-C)	46710250	52099625	55912000	59724375	63536750
Interest Expenses					
Interest Expenses (Term Loan) @12% /Annum for 10 yr.	1123634.74	1056503.37	980858.06	895619.03	799569.55
Interest Expenses (WC Loan) @12% /Annum	76000	60000	66000	72000	78000
Selling, General & Administrative Exp.	257500	257500	257500	257500	257500
Profit before Taxation	45253115.26	50725621.63	54607641.94	58499255.97	62401680.45



Provision for Taxation	13575934.58	15217686.49	16382292.58	17549776.79	18720504.14
Profit After Taxation	31677180.68	35507935.14	38225349.36	40949479.18	43681176.32

h. DEBT SERVICE COVERAGE RATIO (COMPANY AS A WHOLE)

	1 st Year	2 nd year	3 rd Year	4 th Year	5 th Year
Profit After Tax	31677180.68	35507935.14	38225349.36	40949479.18	43681176.32
Add: - Interest Expenses (Term Loan) @12% /Annum for 10yrs	1123634.74	1056503.37	980858.06	895619.03	799569.55
Interest Expenses (WC Loan) @12% /Annum for 10 yrs	103000	77000	83000	89000	95000
Depreciation	257500	257500	257500	257500	257500
Total (A)	3274251.1	4678789.7	5338345.48	5997684.14	6669998.27
Interest Expenses (Term Loan) @12% /Annum for 10yrs	1123634.74	1056503.37	980858.06	895619.03	799569.55
Interest Expenses (WC Loan) @12% /Annum for 10 yrs	76000	60000	66000	72000	78000
Depreciation	257500	257500	257500	257500	257500
Total (A)	3274251.1	4678789.7	5338345.48	5997684.14	6669998.27
Interest Expenses (Term Loan) @12% /Annum for 10yrs	1123634.74	335134	253147	161672	59612
Interest Expenses (WC Loan) @12% /Annum for 10 yrs	76000	708400	708400	708400	708400
Term Loan Repayment	635019	708503	790490	881964	984024
Total Debt Payment (B)	1834653.74	1752037	1752037	1752036	1752036
DSCR (A/B)	1.44	2.27	2.60	2.92	3.25
Cash Inflow	2639232.1	3970286.7	4547855.48	5115720.14	5685974.27
i.BREAK EVEN ANALYSIS	1st year	2nd year	3rd Year	4th Year	5th Year
A. Net Sales	50400000	54000000	57600000	61200000	64800000



B. Variable Expenses					
Raw Materials Consumed	1812300	1941750	2071200	2200650	2330100
Power & Fuel	1173200	1257000	1340800	1424600	1508400
Consumable Stores	49000	52500	56000	59500	63000
Repairs & Maintenance	28000	30000	32000	34000	36000
Other Manufacturing Exp.	12250	13125	14000	14875	15750
	3074750	3294375	3514000	3733625	3953250
C. Contribution (A-B)	47325250	50705625	54086000	57466375	60846750
D. Fixed Expenses					
Direct Labour & Wages	6663000	5086000	5086000	5086000	5086000
Selling, General & Administration	257500	257500	257500	257500	257500
	6920500	5343500	5343500	5343500	5343500
Breakeven Sales at Operating Capacity	0.94	0.94	0.94	0.94	0.94

Projected Balance Sheet					
	1st Year	2nd Year	3rd Year	4th Year	5th Year
Liabilities					
Capital	26213750	24856375	25076000	25295625	25515250
Revenue Reserves	16602600	17788500	18974400	20160300	21346200
Net Worth	42816350	42644875	44050400	45455925	46861450
Term Loan	9676000	9676000	9676000	9676000	9676000
Working Capital Limit	1000000	1000000	1000000	1000000	1000000
Current Liabilities					
Creditors	9942550	10030400	10118250	10206100	9608790



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Liability for expenses	20572119	20645603	20727590	20819064	20921124
Total	84007019	83996878	85572240	87157089	88067364
Assets					
Fixed Assets					
Gross block	20000000	23000000	27600000	34500000	44850000
Depreciation	259800	259800	259800	259800	259800
Net Fixed Assets	19740200	22740200	27340200	34240200	44590200
Non-Current asset/investments	0	0	0	0	15000000
Current assets					
Inventory	7546000	10564400	12073600	12073600	12073600
Debtors					
Security Deposits					
Loans and Advances					
Cash & Bank Balance	4651068.1	5982123.7	6559692.48	7127556.14	7697810.27
Total	31937268.1	39286723.7	45973492.48	53441356.14	79361610.27

Investment	234.04	Lakhs
Cash In Flow (upto 5 th year)	219.59	Lakhs



(PAT-Depreciation-Interest)		
PAY BACK PERIOD	6	Years

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12. Projected Employment Details

S No	Name of the Position	No of position	Unit	Category
Harvesting section				
1	Harvester	1	No	Skill
2	Helper	2	No	Unskilled
Drying Section				
3	Dryer machine operator	1	No	Skill
4	Helper	2	No	Unskilled
Roasting Section				
5	Roaster operator	3	No	Skill
6	Helper	3	No	Unskilled
Grading Section				
7	Operator	4	No	Skill
8	Helper	12	No	Unskilled
Peeling & Sheeling Section				
9	operator	1	No	Skill
10	Helper	1	No	Unskilled
Plant Supervisor		2	No	Highly Skilled
Labour				
11	Raw materials handling (40 Kg)	7500	Bag	Unskilled
12	Finished Goods handling (25 kg)	0	Bag	Unskilled

Name of Position	No	Unit
CFC Head	1	Month
Manager	1	Month
Accountant	1	Month
Data Operator	1	Month
Peon	1	Month
Security Guard	4	Day
BDM	1	Month
Total	10	



13. Requirement of Statutory clearances

Item	Status
Partnership Deed	
Lease deed registration	
PAN	
GST Registration	
UDYAM	
Trade License	
NOC form local authority	

SPECIMEN

MODEL DETAILED PROJECT REPORT

ESTABLISHMENT OF ED-TECH BUSINESS

UNDER UTTAR POORVA TRANSFORMATIVE
INDUSTRIALIZATION SCHEME (UNNATI), 2024



सत्यमेव जयते

उद्योग संवर्धन और आंतरिक व्यापार विभाग

DEPARTMENT FOR
PROMOTION OF INDUSTRY AND
INTERNAL TRADE

DEPARTMENT FOR PROMOTION OF INDUSTRY AND INTERNAL TRADE
MINISTRY OF COMMERCE & INDUSTRY
GOVERNMENT OF INDIA



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1. Introduction

Technology is revolutionizing every aspect of human lives. The pandemic gave a push to technology related sectors when everything was brought to an online mode. As an inevitable parallel to this, the EdTech revolution has also turned out to be a game-changer in a country like India. The confluence of technology and education has paved the way for innovative solutions, transforming the traditional education landscape in the country. On one hand, this transformation has introduced different forms of learning for the students and educators, such as gamification, virtual reality, adaptive learning, etc. while on the other, it has also provided new ways to **service education as a public good** and build new-age businesses out of it.

Post, as the sector grew in terms of market size, many startups saw potential in this industry and have tried to fill a gap by acting as educators for the youth of the nation. The increasing adoption of online learning by schools, colleges, and corporations, coupled with the rising demand for upskilling and reskilling, has presented a significant growth opportunity for EdTech startups.

a. About the project

The proposed project is for setting up an education tutoring app that runs on a freemium model, with free access to content limited for 15 days after the registration. This unit will be capable to offer educational contents for students from class 4 to 12. Academic subjects and concepts are explained with 12–20 minute digital animation videos through which students learn in a self-paced mode. The Promoter expects to have XX million users overall, XX million annual paid subscribers and an annual retention rate of about 85%. In October 2025, the app will expand to the North East India, North India and other states of the country. The company announced that it would launch its app in regional Indian languages also. It also planned to launch an international version of the app for English-speaking students.

The proposed business venture entails a total investment of about Rs. XX.XX million. This includes a capital investment of Rs. XX.XX million and a sum of Rs. X.XX million as initial working capital. The project is financed through X% debt and X% equity. The Net Present Value (NPV) of the project is around Rs. XX.XX million with an Internal Rate of Return (IRR) of X% and a payback period of X.XX years. Higher returns on investment and a steady growth of business are expected if the entrepreneur has some prior experience / education in the related field of business. The project will generate direct employment opportunity for XX persons. The legal business status of this project is proposed as 'Sole Proprietorship/Partnership/LLP/Pvt. Ltd.'

b. Global Scenario

Edtech Market Size was valued at USD 125.2 Billion in 2022. The Edtech market industry is projected to grow from USD 144.60 Billion in 2023 to USD 457.97 Billion by 2032, exhibiting a compound annual growth rate (CAGR) of 15.50% during the forecast period (2023 - 2032). The increasing demand for online learning solutions and the growing adoption of technology in education to enhance accessibility and engagement are the key market drivers fueling the market growth.

c. Indian Scenario

There's a huge opportunity for India's Ed-tech industry to grow to around US\$ 10 billion economy by the year 2025. Numerous factors have been supporting the growth and expansion such as high penetration of the



internet and smart devices, increase in online content consumption, and the demand for young skilled professionals in the workforce.

There has been prominent growth in the ed-tech industry since COVID-19, as the education industry has been negatively impacted during that phase. The need for technological advancement in the existing traditional educational system has contributed to more companies entering this industry with better services. According to the PGA Labs and IVCA report, India's education sector is expected to grow from US\$ 117 billion in 2020 to US\$ 225 billion by 2025.

New-age technologies such as machine learning, artificial intelligence, blockchain, augmented/virtual reality, and natural language processing have already contributed to millions of jobs in India. But these domains need people with specific skill sets often missing in Indian graduates. That in turn means it is essential for graduates and professionals to upskill by unlocking the potential of online learning platforms. With around 280 Mn individuals expected to enter the jobs market by 2050, the demand for reskilling and acquiring new skills is poised to become the need of the hour for working professionals.

d. State Profile

As history has witnessed, education is the foundation stone of all future growth and success. Alongside the same thought, the education sector in the Northeast India has seen an immense spurt in recent years and is ultimately providing the right set of circumstances to enhance, enrich and increase the growth of the region. Highlighting the future fortuity, the region has a large pool of talented young individuals who have the potential to make a mark globally. With good educational institutions and adequate support from the government, they will rise high to their full potential and contribute towards developing north-east India.

e. Sector Overview

The broad field of EdTech encompasses not only the hardware and software programs used in what is commonly known as “remote learning,” “distance learning,” or “online education,” but also theories of learning and increasing research into what are the most effective means of teaching people new knowledge and skills

2. Investor's Background

Details of all Investors in below format

Name	To be filled by the applicant
DOB	To be filled by the applicant
PAN	To be filled by the applicant
Address	To be filled by the applicant
Academic Qualification	To be filled by the applicant
Experience in business	To be filled by the applicant
Functional Responsibility in Unit	To be filled by the applicant
Name of associate concern (if any)	To be filled by the applicant
Nature of association (if any)	To be filled by the applicant
Net Worth	To be filled by the applicant



3. Company Profile

Name of the Unit	To be filled by the applicant
Constitution	To be filled by the applicant
PAN	To be filled by the applicant
Registered Office address	To be filled by the applicant
Activity	To be filled by the applicant
Loan details	To be filled by the applicant
Director	To be filled by the applicant
Unit Registration	To be filled by the applicant
Unit Location	To be filled by the applicant
Category of Project (Manufacturing/Service)	To be filled by the applicant
Zone	To be filled by the applicant
District	To be filled by the applicant
State	To be filled by the applicant

4. Details of product to be manufactured and its marketing potential

EdTech platforms play a vital role in the online education ecosystem. Initially these platforms worked on a B2C model wherein they provided a platform for content providers to connect with prospective students (consumers). Now, most of the platforms have themselves started generating content by hiring instructors to teach various courses and subjects. A smaller chunk of platforms also works on the C2C model through which they connect prospective students and teachers. These models vary from company to company depending upon the type of operations undertaken. A B2C model is more prevalent in platforms providing test preparation and primary/secondary supplemental education while a B2B model is prevalent in platforms catering to the higher education needs where institutions offer degree/diploma courses to students through third-party content providers. Some content providers also tie-up with corporates to provide industry-specific training to the users, in order to improve the general popularity of the platforms by offering much more meaningful courses

Learning Management Systems (Includes Remote Learning)

This provides online course management tools. Also known as Virtual Learning Environments these are cloud-based portals which staff and students can use to access and share learning resources. Significant players include Blackboard, Moodle, Google Classroom and Microsoft Teams. This category can also incorporate access to educational content such as videos, interactive quizzes and lessons.

Management Information Systems

One of the most important pieces of software for any educational institution is its database. Usually, these platforms are cloud based and modular and store student information, timetables and assessment data, amongst other data. Some offer parent portals and alumni data. Product vendors often tend to align with the region they operate in. There are a lot of companies in the US market and popular providers include PowerSchool and Alma. Other regions such as the UK also have competitive markets in this space.



Online Tutoring

This category has witnessed significant growth in recent years and particularly in Asia. Students are connected with tutors that can assist with homework and studying. Examples include Yuanfudao, Byju's and Zuoyebang.

5. Details of Raw Materials with required quantity

Supplier	Raw material	Quantity	Year	Cost
To be filled by the applicant	Virtual Classroom Set-up	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Computers	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Software	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Office Furniture	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Stationary Items	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Faculty	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Internet	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant

6. Proposed location and Site Plan

Sl. No.	Particulars	Details
1	Land Area	To be filled by applicant
2	Status of Legal title & Possession	To be filled by applicant
3	if leased, Period of lease	To be filled by applicant
4	Coordinates of location	To be filled by applicant
5	Details of CLU	To be filled by applicant
6	Connectivity to roads	
	i) State Highway (in Km.)	To be filled by applicant



	ii) National Highway (in Km.)	
7	Availability of Internet	To be filled by applicant
8	Availability of Power	To be filled by applicant

a. Electrical Power

Electricity (20 M/C running 300 Days with 1 Shift i.e. Effective Hr. 12 hr. Total unit consumption -8000 KW.
 Present rate- Rs8.92/Unit

i. Steady Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

ii. Peak Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

b. Internet Requirement

i. Steady Phase

Quantity	Quarter of the Year
In GB	To be filled by the applicant

ii. Peak Phase

Quantity	Quarter of the Year
In GB	To be filled by the applicant

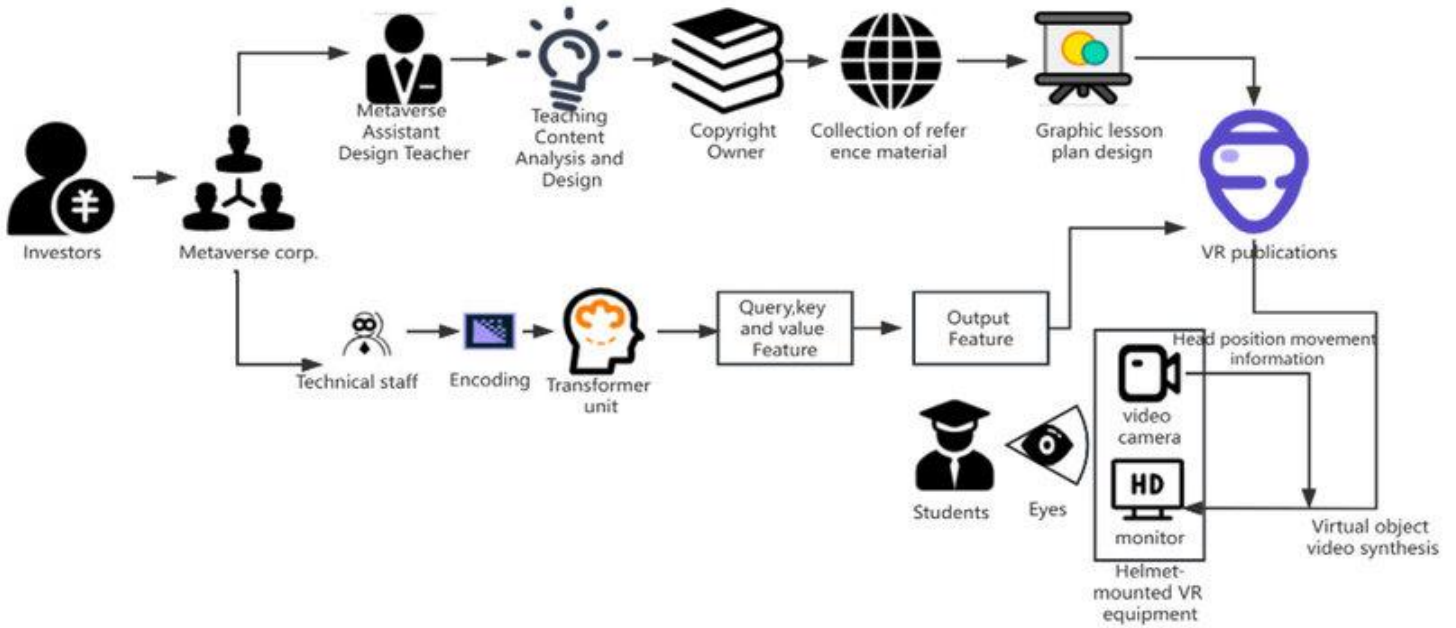
c. Transportation System

d. Local Infrastructure

e. Raw material procurement



7. Product Process Flow



8. Cost of the Project

Particulars	Amount (Rs. In Lacs)
Virtual Classroom Setup	20.00
Plant & Machinery & Other Equipment	13.65
Preliminary & Pre-Operative Expenses	6.00
Misc. Fixed Assets	3.00
Margin Money for Working Capital	63.25
Total	105.90

a. Land details

The required area for setting up the Office & Virtual Classroom is approx. 2000 Sq.Ft. The rent for the Office is- Rs.25/Sq.ft.



So, the Rent of office- Rs. 2000x 25= Rs.50,000/-=Approx

b. Plant and machinery details

Sl. No.	Particulars	Qty	Rate (Rs.)	Amount (Rs.)
2	Computers and accessories	15	46,666.67	7,00,000
4	Software			6,65,000
	Total			13,65,000/-

c. Pre-operative expenses details

Approx-6.00 Lacs

d. Working Capital details

I) Raw Material Requirement: - (Annual)

Sl. No.	Item	Qty	Rate (Rs.)	Total
1	Office Rent	2000 Sq.Ft.	25	6,00,000
2	Stationary			6,00,000
3	Software (License renewal)			70,000
4	Internet			1,00,000
5				
	GRAND TOTAL			13,70,000/-

II) Utilities (Per Annum)

Sl. No.	Item	Total (Rs.)
1	Electricity (20 M/C running 300 Days with 2 Shift i.e. Effective Hr. 12 hr. Total unit consumption - 8000 KW. Present rate- Rs8.92/Unit)	71,360
2	Water & Misc	1,00,000
	GRAND TOTAL	1,71,360/-



iii) Salary & Wages (Per Annum)

Sl. No.	Designation	No.	Wages/Month (Rs.)	Total/Annum (Rs.)
1	Accountant cum Manager	1	30,000	3,60,000
2	Faculty	4	30,000	14,40,000
3	IT Technician	2	23,000	5,52,000
4	Office Staff	2	12,000	2,88,000
GRAND TOTAL				26,40,000/-

Note: Every year increment @ 5% has been considered towards financial calculation.

iv) Selling & General Administration (Annum)

Sl. No.	Designation	No.	/Month (Rs.)	Total/Annum (Rs.)
1	Digital Media Handler	1	10,000	1,20,000
1	Salesperson	2	20,000	4,80,000
GRAND TOTAL				6,00,000/-

v) Advertisement & General Stores

Sl. No.	Items	Cost (Rs.)
1	Advertisement per Annum	1,00,000/-
2	General Stores & Inventory	1,85,500/-
Total		2,85,500/-

WORKING CAPITAL= I+II+III= 13,70,000 +1,71,360 +26,40,000/-= Rs. 41,81,360/-

9. Proposed Means of Finance

Particulars	Amount (Rs. In Lacs)
Promoter's Capital	39.90
Unsecured Loans	26.00



Term Loan form Bank/ Financial Institution	40.00
Total	105.90

a. **Working Capital limit:** Rs. 63.25

10. Implementation Schedule with time chart

Activities	Starting Month	Ending Month
Arrangement of Office space	To be filled by applicant	To be filled by applicant
Order and delivery of P&M	To be filled by applicant	To be filled by applicant
Power arrangement	To be filled by applicant	To be filled by applicant
Manpower arrangement	To be filled by applicant	To be filled by applicant
Procurement of raw materials	To be filled by applicant	To be filled by applicant
Trial Operation	To be filled by applicant	To be filled by applicant
Commercial Operation	To be filled by applicant	To be filled by applicant

11. Projected Financial Analysis

a.Installed Production Capacity		Hrs/Year			
LMS		5000			
MIS		900			
Online Tutoring					
Production Capacity Per Annum		5,900			
b. SCHEDULE OF PRODUCTION AND SALES					
RAW MATERIAL MIX AND CONSUMABLES REQUIRED					
Item	Quantity	Unit	Rate	Amount	
Raw Material					
Office Rent	2000 Sq.Ft.		50,000		6,00,000



Stationary						6,00,000
Software (License renewal)						70,000
Internet						1,00,000
c. Cost of Raw Material Consumed/Annum						13,70,000/-
Parameters		1st Year	2nd Year	3rd Year	4th Year	5th Year
Capacity Utilization		70%	75%	80%	85%	90%
		5900	5900	5900	5900	5900
Production (In Hours) as per Capacity Utilized		4130	4425	4720	5015	5310
d. BREAK UP PRODUCTION AS PER UTILIZED CAPACITY						
ITEMS		1st Year	2nd Year	3rd Year	4th Year	5th Year
Capacity Utilization		70%	75%	80%	85%	90%
LMS		1750	1875	2000	2125	2250
MIS		630	675	720	765	810
Online Tutoring		1750	1875	2000	2125	2250
Production Capacity Per Annum		4130	4425	4720	5015	5310
Sales Details						
Items		1st Year	2nd Year	3rd Year	4th Year	5th Year
LMS		8750000	9375000	10000000	10625000	11250000
MIS		9450000	10125000	10800000	11475000	12150000
Online Tutoring		8750000	9375000	10000000	10625000	11250000
NET Sales Price		26950000	28875000	30800000	32725000	34650000
GST RATE@18%		4851000	5197500	5544000	5890500	6237000



GROSS Sales Price		31801000	34072500	36344000	38615500	40887000
e. COST OF PRODUCTION						
Items		1st Year	2nd year	3rd Year	4th Year	5th Year
		70%	75%	80%	85%	90%
Raw Materials Consumed		959000	1027500	1096000	1164500	1233000
Power & Fuel		49952	53520	57088	60656	64224
Direct Labor & Wages		1848000	1980000	2112000	2244000	2376000
Consumable Stores		199850	214125	228400	242675	256950
Repairs & Maintenance		70000	75000	80000	85000	90000
Other Manufacturing Exp.		17500	18750	20000	21250	22500
COST OF PRODUCTION		3144302	3368895	3593488	3818081	4042674

f. PROJECTED PROFITABILITY STATEMENT						
		1st Year	2nd year	3rd Year	4th Year	5th Year
Capacity Utilized		70%	75%	80%	90%	95%
A. Sales						
Gross Sales		31801000	34072500	36344000	38615500	40887000
Less: GST		4851000	5197500	5544000	5890500	6237000
NET SALES		26950000	28875000	30800000	32725000	34650000
B. Cost of Production						
Raw Materials Consumed		959000	1027500	1096000	1164500	1233000
Power & Fuel		49952	53520	57088	60656	64224



Direct Labour & Wages		1848000	1980000	2112000	2244000	2376000
Consumable Stores		199850	214125	228400	242675	256950
Repairs & Maintenance		70000	75000	80000	85000	90000
Other Manufacturing Exp.		17500	18750	20000	21250	22500
Total Cost of Production (C)		3144302	3368895	3593488	3818081	4042674
g. Gross Profit (A-C)		28656698	30703605	32750512	34797419	36844326
Interest Expenses						
Interest Expenses (Term Loan) @7.65% /Annum for 5 yr.		408617	335134	253147	161672	59612
Interest Expenses (WC Loan) @11% /Annum		708400	708400	708400	708400	708400
Selling, General & Administrative Exp.		420000	450000	480000	540000	570000
Profit before Taxation		27119681	29210071	31308965	33387347	35506314
Provision for Taxation		8135904.3	8763021	9392690	10016204	10651894.2
Profit After Taxation		18983776.7	20447050	21916276	23371143	24854419.8

h. DEBT SERVICE COVERAGE RATIO (COMPANY AS A WHOLE)

	1 st Year	2 nd year	3 rd Year	4 th Year	5 th Year
Profit After Tax	18983776.7	20447050	21916276	23371143	24854419.8
Add: - Interest Expenses (Term Loan) @7.65% /Annum for 7yrs	408617	335134	253147	161672	59612
Interest Expenses (WC Loan) @11% /Annum for 7 yrs	708400	708400	708400	708400	708400
Depreciation	259800	259800	259800	259800	259800



Total (A)		17606959.7	19143716	20694929	22241271	23826607.8
Interest Expenses (Term Loan) @7.65% /Annum for 7yrs		408617.00	335134.00	253147.00	161672.00	59612.00
Interest Expenses (WC Loan) @11% /Annum for 7 yrs		708400.00	708400.00	708400.00	708400.00	708400.00
Depreciation		259800.00	259800.00	259800.00	259800.00	259800.00
Total (A)		17606959.7	19143716	20694929	22241271	23826607.8
Interest Expenses (Term Loan) @7.65% /Annum for 7yrs		408617.00	335134.00	253147.00	161672.00	59612.00
Interest Expenses (WC Loan) @11% /Annum for 7 yrs		708400.00	708400.00	708400.00	708400.00	708400.00
Term Loan Repayment		635019.00	708503.00	790490.00	881964.00	984024.00
Total Debt Payment (B)		1752036.00	1752037.00	1752037.00	1752036.00	1752036.00
DSCR (A/B)		9.69	10.52	11.36	12.19	13.04
Cash Inflow		16971940.7	18435213	19904439	21359307	22842583.8
i.BREAK EVEN ANALYSIS		1st year	2nd year	3rd Year	4th Year	5th Year
A. Net Sales		26950000	28875000	30800000	32725000	34650000
B. Variable Expenses						
Raw Materials Consumed		959000	1027500	1096000	1164500	1233000
Power & Fuel		49952	53520	57088	60656	64224
Consumable Stores		199850	214125	228400	242675	256950
Repairs & Maintenance		70000	75000	80000	85000	90000
Other Manufacturing Exp.		17500	18750	20000	21250	22500
		1296302	1388895	1481488	1574081	1666674



C. Contribution (A-B)		25653698	27486105	29318512	31150919	32983326
D. Fixed Expenses						
Direct Labour & Wages		1848000	1980000	2112000	2244000	2376000
Selling, General & Administration		420000	450000	480000	540000	570000
		2268000	2430000	2592000	2784000	2946000
Breakeven Sales at Operating Capacity		0.95	0.95	0.95	0.95	0.95

j. Projected Balance Sheet					
	1st Year	2nd Year	3rd Year	4th Year	5th Year
Liabilities					
Capital	13734302	3368895	3593488	3818081	4042674
Revenue Reserves	31801000	34072500	36344000	38615500	40887000
Net Worth	45535302	37441395	39937488	42433581	44929674
Term Loan	800000	800000	800000	800000	800000
Working Capital Limit	2000000	2000000	2000000	2000000	2000000
Current Liabilities					
Creditors	1684448	1796744	1909041	2021337	2021337
Liability for expenses	1752036	1752037	1752037	1752036	1752036
Total	51771786	43790176	46398566	49006954	51503047
Assets					
Fixed Assets					
Gross block	20000000	22000000	24200000	26620000	29282000
Depreciation	259800	259800	259800	259800	259800
Net Fixed Assets	19740200	21740200	23940200	26360200	29022200
Non-Current asset/investments	0	0	0	0	15000000
Current assets					
Inventory	5390000	6737500	8085000	9432500	10780000
Debtors					
Security Deposits					
Loans and Advances					



j. Projected Balance Sheet					
	1st Year	2nd Year	3rd Year	4th Year	5th Year
Cash & Bank Balance	18983777	20447050	21916276	23371143	24854420
Total	44113977	48924750	53941476	59163843	79656620

k. CALCULATION OF PAYBACK PERIOD					
Investment	106	Lacs			
Cash In Flow	16.97	Lacs			
(PAT- Depreciation- Interest)					
PAY BACK PERIOD	6				

12. Projected Employment Details

Type of Employment	Number of Employees	Projected Cost
Skilled Manpower	9	2832000
Semi-skilled Manpower	1	120000
Unskilled Manpower	2	288000
TOTAL		3240000

13. Requirement of Statutory clearances

Item	Status
Partnership Deed	
Lease deed registration	
PAN	
GST Registration	
UDYAM	
Trade License	
NOC form local authority	



SPECIMEN

MODEL DETAILED PROJECT REPORT

ESTABLISHMENT OF FILM STUDIO

UNDER UTTAR POORVA TRANSFORMATIVE INDUSTRIALIZATION SCHEME (UNNATI), 2024



उद्योग संवर्धन और आंतरिक व्यापार विभाग
DEPARTMENT FOR
PROMOTION OF INDUSTRY AND
INTERNAL TRADE

DEPARTMENT FOR PROMOTION OF INDUSTRY AND INTERNAL TRADE
MINISTRY OF COMMERCE & INDUSTRY
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1. Introduction

A film studio (also known as movie studio or simply studio) is a major Entertainment Company or Motion Picture Company that has its own privately-owned studio facility or facilities that are used to make films, which is handled by the production company." A film studio consists of all the equipment and facilities required for pre-production, production and post productions plus a primer theater. Some years before film studios use to have only indoor and outdoor shooting facilities. The advancement of technology brought major changed in the field of film making. Animation techniques such as green screen technology and development of sound system had given the touch of reality. In film studio we can find all the facilities required including office spaces, residence facilities for actors and other technicians.

Here in film studio one can shoot a movie in a very fast pace as one can construct different indoor and outdoor scenes quickly by using the workshop facilities available here. Workshop facilities consist of wood and metal workshop, painting workshop and plastering workshop. Mostly these workshops are used for the construction of indoor sets. Film studios bring together all essential elements under one roof, making it possible to shoot movies quickly and with a high degree of creative control. They provide a secure, controlled environment where lighting, sound, and weather conditions can be managed, allowing filmmakers to focus on their craft without external disruptions. For this reason, many major film studios worldwide are recognized not just as facilities but as creative hubs that attract talented directors, actors, and technicians from around the globe. These studios continue to play a vital role in the evolution of the film industry, adapting to new technologies and trends while supporting the ever-growing demand for high-quality entertainment.

a. About the project

The proposed project is for setting up a Film Studio. The proposed Film Studio entails a total investment of about Rs. XX.XX million. This includes a capital investment of Rs. XX.XX million and a sum of Rs. X.XX million as initial working capital. The project is financed through X% debt and X% equity. The Net Present Value (NPV) of the project is around Rs. XX.XX million with an Internal Rate of Return (IRR) of X% and a payback period of X.XX years. Higher returns on investment and a steady growth of business are expected if the entrepreneur has some prior experience / education in the related field of business. The project will generate direct employment opportunity for XX persons. The legal business status of this project is proposed as 'Sole Proprietorship/Partnership/LLP/Pvt. Ltd.'.

b. Global Scenario

The global film studio industry has expanded far beyond Hollywood, with major studios in the UK, India, China, South Korea, and Nigeria. Hollywood remains dominant, known for high-budget productions, but other regions are gaining influence. The UK's Pinewood and Shepperton Studios often collaborate with Hollywood, while India's Bollywood, known for its musicals and cultural themes, has a massive production volume. China has one of the world's largest film markets, supported by government incentives, and South Korea's studios are thriving with international hits like Parasite. Nigeria's Nollywood is fast-growing, producing films that resonate across Africa and beyond. Global trends include increased use of digital technology, virtual sets, and streaming platforms, which have opened new distribution channels for studios worldwide. This global reach brings more diverse storytelling and cultural representation to screens, shaping a vibrant, interconnected film landscape.



The global film studio industry is massive and varied in scale. Hollywood remains the highest-grossing market, generating around \$11 billion annually in pre-pandemic box office revenue, with blockbuster franchises often reaching \$1 billion or more each. In the UK, the film industry contributes about £3.6 billion to the economy, with Pinewood and Shepperton Studios supporting major franchises like James Bond. India's Bollywood is one of the world's largest producers by volume, creating approximately 1,500–2,000 films yearly, while Ramoji Film City in Hyderabad spans over 2,000 acres as one of the largest studio complexes. China's box office has surpassed \$7 billion, occasionally outpacing the U.S., with Hengdian World Studios covering over 800 acres and drawing large-scale productions. South Korea's film industry reaches around \$1.5 billion in annual box office revenue, boosted by globally acclaimed films like Parasite. In Nigeria, Nollywood ranks as the second-largest producer by volume, creating around 2,500 films annually and valued at about \$600 million, with streaming platforms expanding its reach. These figures reflect the global scale and economic impact of film studios worldwide.

c. Indian Scenario

India's film studio landscape is vast and highly productive, with Bollywood, based in Mumbai, being the most well-known segment of the industry. Indian cinema produces approximately 1,500 to 2,000 films annually, making it one of the highest film-producing countries worldwide. Bollywood alone generates around 800 films per year, while regional film industries in languages like Tamil, Telugu, Kannada, and Malayalam also contribute significantly, creating hundreds of films each year.

Ramoji Film City in Hyderabad is one of the largest film studio complexes globally, spanning over 2,000 acres, with facilities for multiple large-scale productions simultaneously. It holds the Guinness World Record for the largest film studio complex, attracting both domestic and international projects. Mumbai's Film City is another major hub, spread over 520 acres and offering various indoor and outdoor shooting facilities, from sound stages to set construction workshops.

The Indian film industry is valued at approximately \$2.3 billion, with Bollywood accounting for a significant share of this. While Bollywood dominates in revenue and popularity, regional cinema is rapidly growing, particularly Telugu cinema, which has gained wider national and international recognition. Indian films also perform well overseas, with countries like the United States, the UAE, and the UK contributing to the international box office, where Bollywood movies often earn between \$50 million and \$100 million.

d. State Profile

Assam's film industry, often referred to as Jollywood, is a smaller yet vibrant part of Indian cinema. Assam produces around 15 to 20 films annually, which are mostly in the Assamese language. Though smaller in scale compared to Bollywood or other regional industries like Tollywood (Telugu) and Kollywood (Tamil), the Assamese film industry has a rich heritage, with the first Assamese film, Joymoti, directed by Jyoti Prasad Agarwala, produced in 1935.

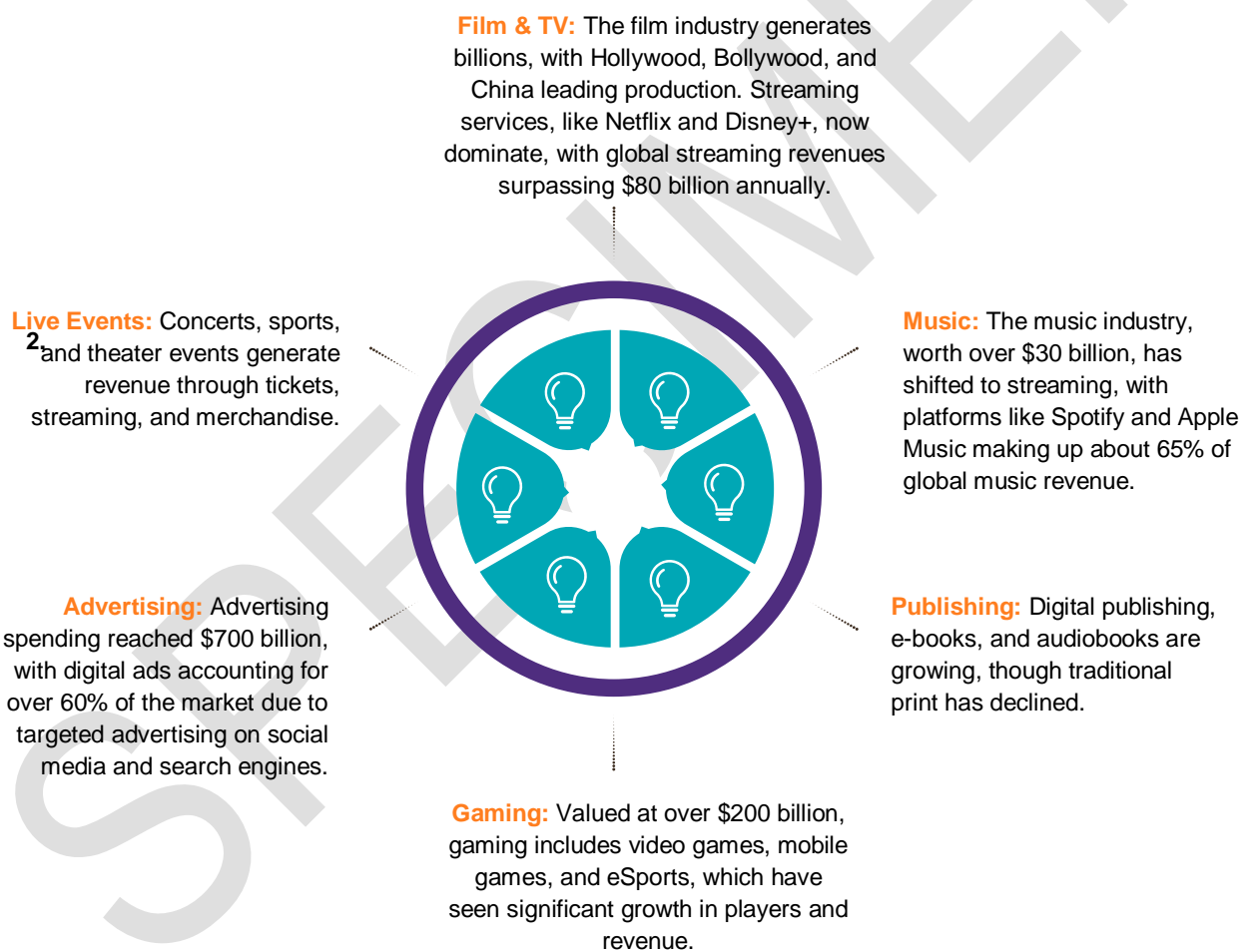
In terms of facilities, Assam has fewer large-scale film studios compared to other states. However, the Jyoti Chitran Film Studio in Guwahati stands as a key center for film production in the region. Established in 1961, this government-supported studio spans about 73 bighas (around 24 acres) and offers basic facilities, including sound stages, editing rooms, and dubbing studios. Although it doesn't match the size or infrastructure of studios in Mumbai or Hyderabad, Jyoti Chitran has been instrumental in supporting Assamese cinema, especially low-budget productions. The Assam government has also introduced



incentives for filmmakers to promote local cinema, offering subsidies for Assamese-language films, which has helped sustain and encourage regional filmmaking.

e. Sector Overview

The Media and Entertainment (M&E) industry is a large and rapidly evolving sector, valued globally at approximately \$2.5 trillion as of 2023. It includes film, television, music, publishing, digital media, gaming, advertising, and live events, all driven by digital transformation, changing consumer preferences, and global connectivity.



Key trends include AI-driven personalization, global content reach (e.g., K-dramas, Bollywood), short-form video (e.g., TikTok), and immersive experiences via VR/AR. The M&E industry is set for steady growth, with digital innovation continuing to reshape content creation and distribution globally.



3. Investor's Background

Details of all Investors in below format

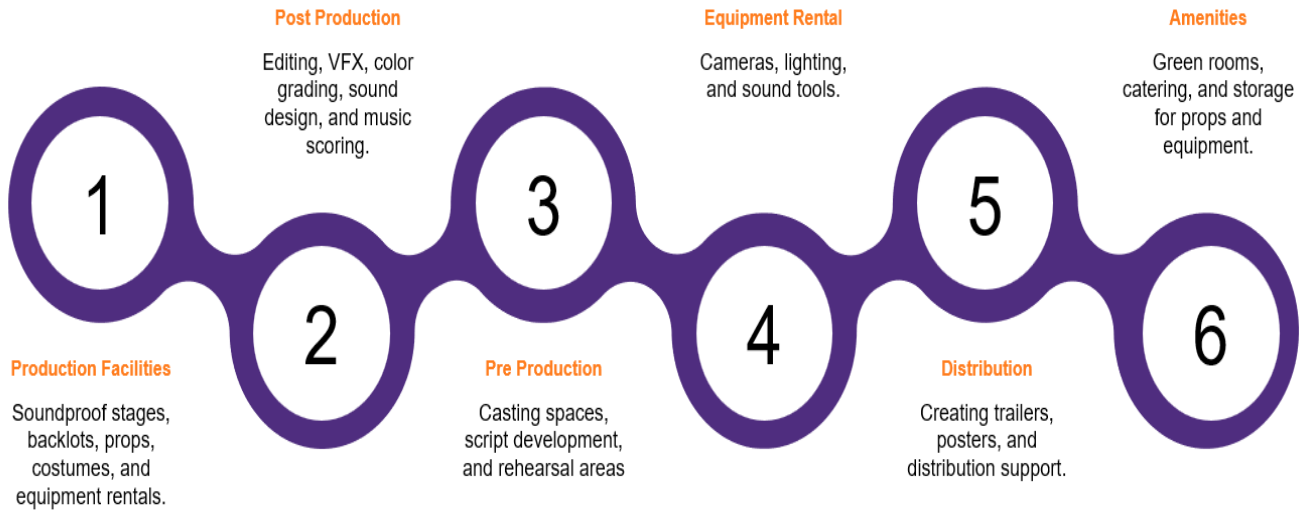
Name	To be filled by the applicant
DOB	To be filled by the applicant
PAN	To be filled by the applicant
Address	To be filled by the applicant
Academic Qualification	To be filled by the applicant
Experience in business	To be filled by the applicant
Functional Responsibility in Unit	To be filled by the applicant
Name of associate concern (if any)	To be filled by the applicant
Nature of association (if any)	To be filled by the applicant
Net Worth	To be filled by the applicant

4. Company Profile

Name of the Unit	To be filled by the applicant
Constitution	To be filled by the applicant
PAN	To be filled by the applicant
Registered Office address	To be filled by the applicant
Activity	To be filled by the applicant
Loan details	To be filled by the applicant
Director	To be filled by the applicant
Unit Registration	To be filled by the applicant
Unit Location	To be filled by the applicant
Category of Project (Manufacturing/Service)	To be filled by the applicant
Zone	To be filled by the applicant
District	To be filled by the applicant
State	To be filled by the applicant

5. Details of services and its marketing potential

Film studio provides essential services for film and media production, including:



The marketing potential of film studio services lies in their ability to cater to filmmakers, production companies, and content creators. Production facilities, including soundproof stages and backlots, can generate \$1,000–\$10,000 per day, with the global studio rental market expected to grow at a 5–7% CAGR by 2030. Post-production services, such as editing and VFX, offer high revenue potential, earning \$5,000–\$50,000 per project, with the global market valued at \$22 billion and growing annually by 8–10%. Pre-production services like casting and script consultation can earn \$500–\$5,000 per project, meeting the needs of independent creators. Equipment rentals, including cameras and lighting kits, contribute to a \$5 billion market, with daily rentals averaging \$200–\$1,000. Distribution and marketing support, such as trailer creation and promotional campaigns, generate up to \$100,000 per project and increase client budgets by 20–30%. Additional amenities, including green rooms and catering, enhance client satisfaction, adding 10–15% to overall revenue. A mid-size studio offering comprehensive services can earn \$1M–\$10M annually, driven by rising demand for digital content, OTT platforms, and advanced production tools.

6. Details of Raw Materials with required quantity

Supplier	Raw material	Quantity	Year	Cost
To be filled by the applicant	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant

7. Proposed location and Site Plan

Sl. No.	Particulars	Details
1	Land Area	To be filled by applicant



2	Status of Legal title & Possession	To be filled by applicant
3	if leased, Period of lease	To be filled by applicant
4	Coordinates of location	To be filled by applicant
5	Details of CLU	To be filled by applicant
6	Connectivity to roads i) State Highway (in Km.) ii) National Highway (in Km.)	To be filled by applicant
7	Availability of Water	To be filled by applicant
8	Availability of Power	To be filled by applicant

a. Electrical Power

Power availability is one of the main factors for the successful operation of every organization/ establishment. The medium film studio unit will need power load of around 150-300 KW to operate the studio entirely including provision for general lighting. As the power requirement is reasonable and to have uninterrupted power at the film studio unit, it has proposed to have one of diesel generating set of 125 KVA as standby arrangement in case of power cut from grid supply. Estimate of requisite load is being enclosed separately.

i. Construction Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

ii. Steady Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

iii. Peak Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

b. Water Requirement

The water required for a medium film studio unit will be sourced from Local Municipal authority. Also, water requirement shall be met from ground water. The per day water requirement of the medium size film studio has been estimated at 4000-8000 liters in the following manner:

i. Domestic consumption



Per Day	UOM
3000-6000	Liter

ii. Utilities

Per Day	UOM
1600-3200	Liter

iii. Engineering

Per Day	UOM
800-2500	Liter

*** This estimate ensures adequate water for operations, hygiene, and amenities, supporting a medium-sized film studio's daily need.*

c. Transportation System

A film studio's transportation system ensures efficient movement of cast, crew, and equipment using vehicles like buses, vans, trucks, and golf carts. Key features include designated parking, loading docks, centralized scheduling, and GPS tracking for route optimization. Sustainability is prioritized with electric vehicles, carpooling, and EV charging stations, while safety is maintained through regular maintenance and trained drivers. By addressing challenges like traffic and costs through staggered schedules and leasing, a well-managed system reduces delays, supports logistics, and enhances production efficiency.

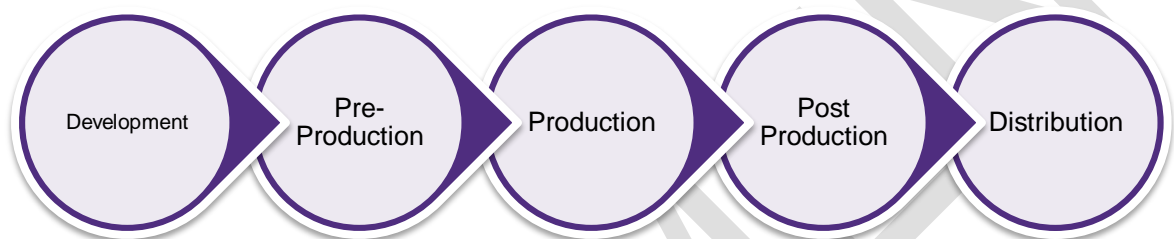
Local Infrastructure

The area is well equipped with roadways and airways. The availability of uninterrupted power and water is another added benefit for the unit. The area has a total population of approximately XXXX people and the proximity of the neighboring states is favorable.



8. Product Process Flow

The process flow of a medium size film studio involves several stages, each focusing on different aspects of filmmaking. Here's a streamlined overview:



This comprehensive flowchart illustrates how a medium-sized film studio operates from initial concept through to distribution. Each phase is interconnected and essential for producing a successful film. By following this structured approach, studios can manage resources effectively and navigate the complexities of filmmaking.

8. Cost of the Project

Capex Components	Year 1
Land and Land Development	-
Civil Cost	50.4
Plant & Machinery	21.75
Mis. Fixed Assets	30.2
IDC	7.2
Pre-operative/ Preliminary Expenses	2.0
Total Capex	111.55/-

a. Land details

The promoter Company own a plot of land measuring X bigha covered by **dag no. XXX** of **patta no. XX** of XXXX town, District: XXX, XXXX whereon present project is taken up. The site has already been developed by the promoter himself at his own cost. The location is within the heart of XXX town and cluster of Agriculture & Allied Industry. As we know, XXX town itself is known as Agriculture capital of XXX, people from distance places also visit the town to get avail cold storage facilities.



b. Building and civil works details

The total cost of civil work has been estimated to be Rs 50.4 lakhs, which includes technical civil work and non-technical civil work. Cost of civil work comprises of the cost of process building, Raw material warehouse, Finished goods warehouse, transformer house & Utility building.

c. Plant and machinery details

Sl. No.	Particulars	Qty	Approx. Rate/shift (Rs.)	Approx. Rate/shift (Rs.)
1	Camera ARRI Alexa	3	12,675	38,025
2	16mm Arriflex S.R. Camera	2	3,900	7,800
3	High Speed Lenses	5	293	1465
4	Tripods/Stabilizers	3	1800	5400
5	Nagra Recorder	2	900	1800
6	Boom Rod/Mike Stand	1	375	375
7	Deva 5.8 Recorder	1	6000	6000
8	Cordless Microphone	8	750	6000
9	Basic Lighting Kit (Includes key lights, fill lights, backlights etc.	4	84500	3,38,000
10	Editing Software Licenses	1	21300 per/year	21300 per/year
11	High performance editing computers	2	250000	500000
12	DG Set (125 KVA) along with Electrical cable & control panel Installation	1	1249000	1249000
	Total			2175165

d. Pre-operative expenses details

Rs. 2.00 Lakh



Working Capital details

I) Operation costs: - (Annual)

Sl. No.	Item	Day	Rate (Rs.)	Total (Lakh)
1	Housekeeping	200	1000	2.0
2	Fooding	200	3000	6.0
3	Lighting	200	2000	4.0
4	Transportation	200	1500	3.0
5	Others			5.0
GRAND TOTAL				20.00/-

II) Utilities (Per Annum)

Sl. No.	Item	Total (Rs.) Lakh
1	Water	-
2	Cooking gases	0.16
3	Units Consumed per year (100 unit per day @ 8.00 Rs. per unit) for 200 days	1.60
GRAND TOTAL		1.76/-

iii) Salary & Wages (Per Annum)



Sl. No.	Designation	No.	Wages/Month (Approx. Rs. INR Lakhs)	Total/Annum (Rs. INR Lakhs)
1	Director	1	1.50	18.00
2	Scriptwriter	1	0.80	9.60
3	Editor	2	1.00	24.00
4	Cinematographer	1	1.20	14.40
5	Sound Engineer	1	1.00	12.00
6	VFX Artist	2	1.20	28.80
7	Producer	1	2.00	24.00
8	Production Manager	1	1.00	12.00
9	Studio Manger	1	1.00	12.00
10	Accountant	1	0.80	9.60
GRAND TOTAL				164.4

Note: Every year increment @ 5% has been considered towards financial calculation.

iv) Selling & General Administration (Annum)

v) Advertisement & General Stores

Sl. No.	Items	Cost (Rs.)
1	Advertisement per Annum	1,00,000/-
2	General Stores & Inventory	1,85,500/-
Total		2,85,500/-

9. Proposed Means of Finance

Particulars	Amount (Rs. In Lacs)
Promoter's Capital	50.19
Unsecured Loans	
Term Loan form Bank/ Financial Institution	61.35
Total	111.55/-



a. Working Capital limit: Rs. 2.0 Lakh

10. Implementation Schedule with time chart

Activities	Starting Month	Ending Month
Arrangement of land	To be filled by applicant	To be filled by applicant
Single window clearance	To be filled by applicant	To be filled by applicant
Land development	To be filled by applicant	To be filled by applicant
Building and Civil Works	To be filled by applicant	To be filled by applicant
Order and delivery of P&M	To be filled by applicant	To be filled by applicant
Power arrangement	To be filled by applicant	To be filled by applicant
Manpower arrangement	To be filled by applicant	To be filled by applicant
Procurement of raw materials	To be filled by applicant	To be filled by applicant
Trial Operation	To be filled by applicant	To be filled by applicant
Commercial Operation	To be filled by applicant	To be filled by applicant

11. Projected Financial Analysis

i. Cost & Profitability statement

Particulars	1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Capacity Utilization	60%	65%	70%	75%	80%
Revenue					
Production Facilities	24	26	28	30	32
Postproduction	60	65	70	75	80
Pre-Production	30	32.5	35	37.5	40
Equipment rental	12	13	14	15	16
Distribution	30	32.5	35	37.5	40
Amenities	12	13	14	15	16
Total revenue	168	182	196	210	224
Expenses					
Consumables	0	0	0	0	0
Salary & Wages	98.64	106.86	115.08	123.3	131.52
Utilities	1.056	1.144	1.232	1.32	1.408
Operation cost	12	13	14	15	16
Repairs & maintenance	0.17	0.19	0.20	0.22	0.23
Administrative & selling	1.716	1.859	2.002	2.145	2.288



Total expenses		113.59	123.05	132.52	141.98	151.45
Expenses%		68%	68%	68%	68%	68%
EBIDTA margin		47.91%	47.91%	47.91%	47.91%	47.91%
PBDIT		54.41	58.95	63.48	68.02	72.55
Depreciation		8.30	7.31	6.44	5.68	5.01
PBIT		46.11	51.64	57.04	62.34	67.54
Interest on term loan		4.33	3.50	2.61	1.64	0.60
Interest on working capital		0	0	0	0	0
PBT		41.78	48.14	54.44	60.70	66.95
Tax		10.86	12.52	14.15	15.78	17.41
PAT		30.92	35.62	40.28	44.92	49.54
Cash profit		39.22	42.93	46.72	50.60	54.55
		18.40%	19.57%	20.55%	21.39%	22.12%

ii. Debt Service Coverage Ratio

Profit after tax		30.92	35.62	40.28	44.92	49.54
Depreciation		8.30	7.31	6.44	5.68	5.01
Interest on term loan		4.33	3.50	2.61	1.64	0.60
Total A		43.55	46.43	49.33	52.24	55.15
Repayment of term loan		10.47	11.30	12.20	13.17	14.21
Interest on term loan		4.33	3.50	2.61	1.64	0.60
Total B		14.80	14.80	14.80	14.80	14.80
DSCR		2.94	3.14	3.33	3.53	3.72
DSCR - Average		3.33				

iii. Projected Balance Sheet

	1st Year	2nd Year	3rd Year	4th Year	5th Year
Liabilities					
Capital	50.20	50.20	50.20	50.20	50.20
Revenue Reserves	3.09	3.56	4.03	4.49	4.95
Net Worth	53.29	53.76	54.23	54.69	55.15
Term Loan	4.33	3.50	2.61	1.64	0.60
Working Capital Limit	0.00	0.00	0.00	0.00	0.00
Current Liabilities					
Creditors	105.07	104.90	105.88	107.89	110.82



Liability for expenses	113.59	123.05	132.52	141.98	151.45
Total	276.28	285.21	295.23	306.20	318.02
Assets					
Fixed Assets					
Gross block	72.15	63.85	56.54	50.10	44.42
Depreciation	8.30	7.31	6.44	5.68	5.01
Net Fixed Assets	80.45	71.16	62.98	55.78	49.43
Non-Current asset/investments	0	0	0	0	120
Current assets					
Inventory	168	182	196	210	224
Debtors					
Security Deposits					
Loans and Advances					
Cash & Bank Balance	27.83	32.06	36.26	40.43	44.59
Total	276.28	285.22	295.23	306.20	318.02

iv. Break Even Analysis

	1st Year	2nd Year	3rd Year	4th Year	5th Year
Capacity utilization	60%	65%	70%	75%	75%
A. Sales	168	182	196	210	224
B. Variable cost	113.59	123.05	132.52	141.98	151.45
Admin & selling	1.72	1.86	2.00	2.15	2.29
Salary & Wages	98.64	106.86	115.08	123.30	131.52
Utilities	1.06	1.14	1.23	1.32	1.41
Operation cost	12.00	13.00	14.00	15.00	16.00
Repairs & maintenance	0.17	0.19	0.20	0.22	0.23
C. Contribution (A-B)	54.41	58.95	63.48	68.02	72.55
D. Fixed cost	12.63	10.81	9.04	7.31	5.60
Interest on term loan	4.33	3.50	2.61	1.64	0.60
Interest on working capital	0	0	0	0	0
Depreciation	8.30	7.31	6.44	5.68	5.01
E. Breakeven point % = (D/C)	23.22%	18.34%	14.25%	10.76%	7.73%



v. Payback period					
Year	Net Profit After Tax	Interest	Depreciation	Total cash inflow	Cumulative Surplus
1st Year	30.92	4.33	8.30	39.22	26.59
2nd Year	35.62	3.50	7.31	42.93	32.12
3rd Year	40.28	2.61	6.44	46.72	37.68
4th Year	44.92	1.64	5.68	50.60	43.28
5th Year	49.54	0.60	5.01	54.55	48.95
6th Year					

Payback period = 5 Years (Approx.)

12. Projected Employment Details

Type of Employment	Number of Employees	Projected Cost
Skilled Manpower	12	164.40
Semi-skilled Manpower	On Contract	
Unskilled Manpower	On Contract	
TOTAL		164.40/-

13. Requirement of Statutory clearances

Item	Status
Partnership Deed	
Lease deed registration	
PAN	
GST Registration	
UDYAM	
Trade License	
NOC form local authority	

MODEL DETAILED PROJECT REPORT

ESTABLISHMENT OF WOODEN FURNITURE MANUFACTURING
UNIT

UNDER UTTAR POORVA TRANSFORMATIVE
INDUSTRIALIZATION SCHEME (UNNATI), 2024



धर्मनेत्र जयत

उद्योग संवर्धन और आंतरिक व्यापार विभाग

DEPARTMENT FOR
PROMOTION OF INDUSTRY AND
INTERNAL TRADE

DEPARTMENT FOR PROMOTION OF INDUSTRY AND INTERNAL TRADE
MINISTRY OF COMMERCE & INDUSTRY
GOVERNMENT OF INDIA



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#GTBharat
SHAPING A VIBRANT INDIA



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1. Introduction

The wood carving artistry is about 400 years old. The products showcase the skill of the craftsmen of the region and intricate designs and carvings chiseled on wood, mostly sheesham wood being the raw material of choice. The most common varieties used to make Indian handicrafts are teak, sheesham, sal, oak, mango, ebony and mahogany. Sandalwood, rosewood and walnut are the exotic varieties and are expensive and are used in producing fine pieces of furniture and decorative items. These materials may have revolutionized the furniture industry, but wood is undeniably a staple material in furniture manufacturing. Wood is, of course, a long-lasting and robust material and is the perfect choice for anyone looking for longevity from their furniture. Wooden furniture can also go a long way to creating a sense of the natural world indoors. The export of these wood carving furniture and handicraft products is carried out by exporting units in the district. The wood items manufactured here include household items such as doors, charms, beds and wooden figures like toys and other artworks. India is a land of wonderful and marvelous artistic work of wood. The rich handicraft and beautiful traditional attributes of art and design have established a reputation of Indian Furniture Industry in the nation and worldwide. Furniture refers to the movable objects that support various human activities such as seating, eating and sleeping. They are also used to hold objects at a convenient height for work or to store things. Furniture is a product of design, and it is also considered as a form of decorative art.

a. About the project

The proposed project is for setting up a Wooden Furniture Manufacturing Unit. This unit will be capable of integrated wooden furniture manufacturing from sourcing and cutting of wood, to retailing of product to the end customer. The project will cater to the growing needs of domestic wooden furniture market. The housing and construction industry has seen a steady growth over the past many years due to several factors which include development of new housing schemes, introduction of housing finance schemes / loans by different banks, increased urbanization and a growing middle class and enhanced purchasing power of the public. All these factors have contributed directly and indirectly towards an increased demand for wooden furniture. The proposed wooden furniture business venture entails a total investment of about Rs. XX.XX million. This includes a capital investment of Rs. XX.XX million and a sum of Rs. X.XX million as initial working capital. The project is financed through X% debt and X% equity. The Net Present Value (NPV) of the project is around Rs. XX.XX million with an Internal Rate of Return (IRR) of X% and a payback period of X.XX years. Higher returns on investment and a steady growth of business are expected if the entrepreneur has some prior experience / education in the related field of business. The project will generate direct employment opportunity for XX persons. The legal business status of this project is proposed as 'Sole Proprietorship/Partnership/LLP/Pvt. Ltd.'

b. Global Scenario

The demand for wooden furniture is higher in densely populated cities of Pakistan i.e. Lahore, Multan, Karachi, Peshawar, Quetta, Rawalpindi and Islamabad, making all these cities viable for business. The rapid change in consumer buying behaviour along with the presence of large-scale manufacturers is one of the primary factors driving the wooden furniture market growth rate. Also, the market is largely driven by the increase in outdoor furniture demand. While the rapidly rising



spending on new residential construction and technological advancements is one of the major factors driving the growth of the wooden furniture market.

Data Bridge Market Research analyses that the wooden furniture market, which was USD 413.38 billion in 2022, will reach USD 644.10 billion by 2030, and is expected to undergo a CAGR of 5.7% during the forecast period. "Hardwood" dominates the product type segment of the wooden furniture market because hardwoods will last longer than softwoods, they're suitable for a large range of applications including construction, joinery, high-quality furniture and flooring

c. Indian Scenario

The India furniture market is anticipated to achieve a CAGR of 10.9% during 2023-28 to reach \$32.7 Bn by 2026. The commercial sector is further sub-segmented into non contracting and contracting. The demand for furniture has been observed to majorly generate from northern and southern India. The import duty on furniture was increased from 20% to 25% to boost domestic manufacturing. BIS Standards on modular furniture were published by BIS in 2022 to enhance standardization in furniture and ensure product safety. India's Furniture market is valued at \$23.12 Bn in 2022, making it as the 5th largest producer and 4th largest consumer of furniture globally. India has recently concluded India-Australia Economic Cooperation and Trade Agreement (ECTA) and India-UAE Comprehensive Economic Partnership Agreement (CEPA), providing zero-duty market access opportunities for India-made furniture to these global markets (No change in other content) Few Key Reasons to invest in this sector: Logistics Infrastructure: Development of multimodal logistics parks (MMLP) across 35 nodes which will account for 60% of freight movement in the country and reduce freight cost per ton 4). Increasing Consumer Demand: 51% of India's population will be living in urban areas by 2047 up from 31% in 2010 which will lead to demand surge for furniture products. Availability of Competitive and Skilled labour: India boasts of a rich heritage of unique craftsmanship, woodwork, carpentry & furniture with regions like Jodhpur emerging as demand centres for the local industry.

d. State Profile

Forests provide numerous natural resources for the industry, but they are not seen as the source of revenue but rather the source of livelihood of the common populace. The idea is to harness the forest produce in a sustainable manner and find alternatives wherever possible.

Plywood, veneer, pulp and paper, safety match box making etc are the main forest-based industries in the state of Assam. State Forest is the source of raw materials for the above industries. Timber, bamboo, cane etc are the main useful products from the forests of Assam. For instance, Cane furniture of Assam was world famous but due to serious over exploitation it has become almost extinct. Assam has become a net importer of cane from an erstwhile exporter. Thus, the main emphasis today is to meet the needs of people from alternative resources and revive forest-based industries on sustainable models. This requires mass participation. Agarwood, for example can provide rich dividends, if people can grow it as a crop.

e. Sector Overview

The demand for wooden furniture in the Indian market is mainly driven by the residential sector owing to the customer's interest in utilizing wooden furniture in homes for many purposes, such as wardrobes, living room furniture, and home decor. This is augmenting the need for wooden furniture



such as sofa sets, dining sets, beds, and chairs, which are further expected to witness prolific growth in the upcoming years. Apart from this, the demand for engineered wooden furniture is also rising in metro cities, such as Delhi, Bangalore, Mumbai, and other major cities. The residential real estate market has also witnessed prolific growth in the last couple of years, owing to the increasing population and growing demand for affordable housing accommodation, which will add to the demand for wooden furniture.

The residential segment is expected to witness a surge in demand for furniture in living rooms and bedrooms over the forecast period due to the increasing number of government-initiated real estate construction projects, particularly in urban settings. For example, in India, the Ministry of Housing and Urban Affairs is responsible for the initiation and approval of infrastructure development projects in urban areas and other major metropolitan cities of the country.

2. Investor's Background

Details of all Investors in below format

Name	To be filled by the applicant
DOB	To be filled by the applicant
PAN	To be filled by the applicant
Address	To be filled by the applicant
Academic Qualification	To be filled by the applicant
Experience in business	To be filled by the applicant
Functional Responsibility in Unit	To be filled by the applicant
Name of associate concern (if any)	To be filled by the applicant
Nature of association (if any)	To be filled by the applicant
Net Worth	To be filled by the applicant

3. Company Profile

Name of the Unit	To be filled by the applicant
Constitution	To be filled by the applicant
PAN	To be filled by the applicant
Registered Office address	To be filled by the applicant
Activity	To be filled by the applicant



Loan details	To be filled by the applicant
Director	To be filled by the applicant
Unit Registration	To be filled by the applicant
Unit Location	To be filled by the applicant
Category of Project (Manufacturing/Service)	To be filled by the applicant
Zone	To be filled by the applicant
District	To be filled by the applicant
State	To be filled by the applicant

4. Details of product to be manufactured and its marketing potential

The office furniture market in India is projected to grow to USD 13.58 billion by 2021 at a CAGR of more than 20%. The office furniture market will grow at a healthy rate owing to sustained demand in organized and unorganized furniture segments. The organized office furniture market's penetration is largely limited to Multi-National Corporations in Tier 1 cities, while unorganized segments cater to all segments. The office furniture are classified into the following categories

Office Seating Furniture –The office seating furniture includes products such as stacking chairs, ergonomic chairs, stool & bench. Innovation in seating furniture, such as ergonomics designs which enhance comforts of users sitting for prolonged periods of time will also propels the growth of the seating furniture market in future.

Office Table Furniture- This is the most used furniture in offices. Office tables are usually manufactured from wood, plastic, tempered glass or steel. Currently the rise in demand for tables made from eco-friendly raw materials –wood or steel are driving the market growth. Corrugated cardboard is another material which is gaining popularity in office table market segment. Some of popular vendors that provide table furniture include Zuari, Durian, Godrej, and DAMRO. The emergence of global companies like IKEA in this segment is creating wider business opportunities.

Office Furnishing System- This market globally is expected to reach USD 3.63 billion in 2021. The office furnishing system segment includes products such as panel and modular system commonly referred as office system or cubicles. These are portable workstation with integrated lighting system and work surfaces. There are various types including Desking system and panel system. Some of popular vendors that provide office system Godrej and AFC System.

5. Details of Raw Materials with required quantity

Supplier	Raw material	Quantity	Year	Cost
	Wood Particle Board	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Veneer Particle Board	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant



Supplier	Raw material	Quantity	Year	Cost
To be filled by the applicant	Plywood	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Veneered Plywood	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Block board	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Timber	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Wood screw	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Adhesive (Cold setting)	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Adhesive (Synthetic Resin)	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Adhesive (Animal Glue)	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Polyvinyl acetate dispersion –based adhesive	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Cane	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Operation & Workmanship in finishing	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
To be filled by the applicant	Paints, Enamel & Varnishes schedule	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Tabletop	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Decorative Laminates	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant

6. Proposed location and Site Plan

Sl. No.	Particulars	Details
1	Land Area	To be filled by applicant



2	Status of Legal title & Possession	To be filled by applicant
3	if leased, Period of lease	To be filled by applicant
4	Coordinates of location	To be filled by applicant
5	Details of CLU	To be filled by applicant
6	Connectivity to roads i) State Highway (in Km.) ii) National Highway (in Km.)	To be filled by applicant
7	Availability of Water	To be filled by applicant
8	Availability of Power	To be filled by applicant

a. Electrical Power

Electricity (34 HP M/C running 300 Days with 2 Shift i.e. Effective Hr. 12 hr. Total unit consumption -91310. Present rate- Rs8.92/Unit

i. Construction Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

ii. Steady Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

iii. Peak Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

b. Water Requirement

i. Construction Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant



ii. Steady Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

iii. Peak Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

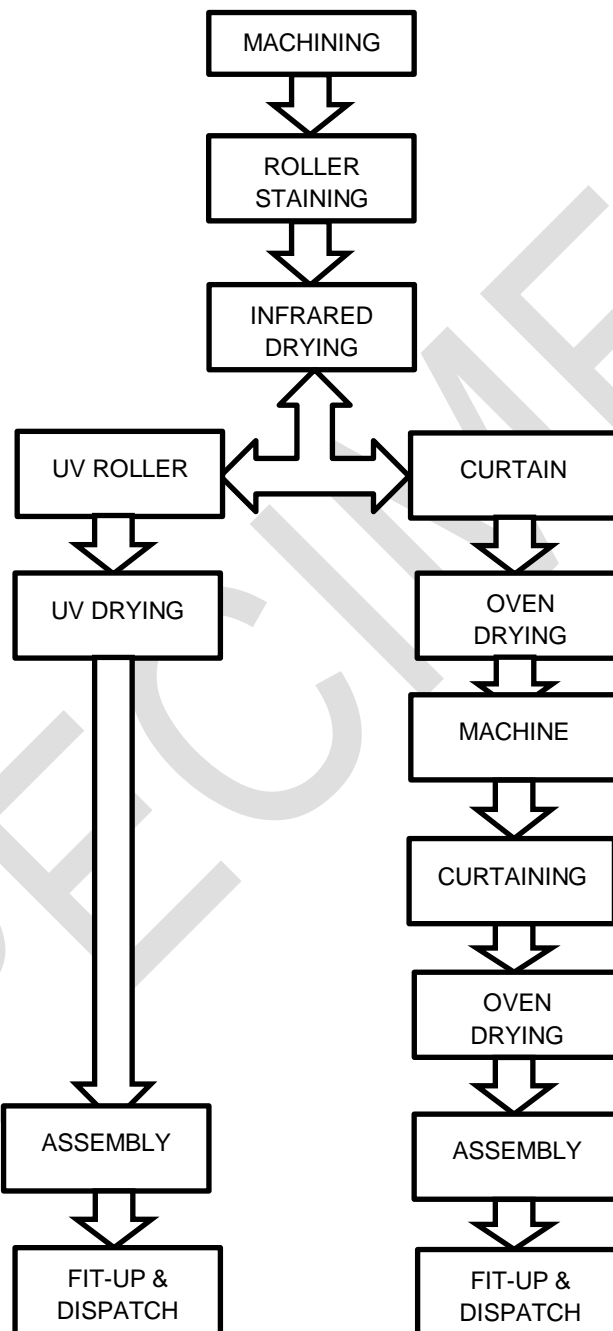
- c. Transportation System
- d. Local Infrastructure
- e. Raw material procurement

SPECIMEN



7. Product Process Flow

Product development stages to be defined with details of input required at each stage of production and output generated after each stage of production for each product.





8. Cost of the Project

Particulars	Amount (Rs. In Lacs)
Land & Land Development	20.00
Plant & Machinery & Other Equipment	13.65
Preliminary & Pre-Operative Expenses	6.00
Misc. Fixed Assets	3.00
Margin Money for Working Capital	63.25
Total	105.90

a. Land details

The required area for setting up the Office Furniture manufacturing Unit is approx. 7000 Sq. Ft. The rate for Land is- Rs.150/Sq. ft.

So, the Cost of Land- Rs. 7000x 150= Rs.10,05,000/-=Approx-10,00,000/-

Office Building with Works Shed- Rs.10,00,000/-

Total Land with Building & Works Shed- Rs.10,00,000+Rs,10,00,000 = Rs-20,00,000/-

b. Building and civil works details

Office Building with Works Shed- Rs.10,00,000/-

c. Plant and machinery details

Sl. No.	Particulars	Qty	Rate (Rs.)	Amount (Rs.)
1	Wood Working Machine Combi Planers	1	57,000	57,000
2	Spindle Molders	1	1,50,000	1,50,000
3	Basic Router, 4500 Rpm, 2 Hp	1	36,500	36,500
4	Wood Cutting Bandsaw Machine, Cutting Blade Size: 12" to 42", 2 Hp To 7.5 Hp	1	34,500	34,500
5	Wood Circular Saws, 2hp, Cutting Blade Size	1	30,400	30,400



Sl. No.	Particulars	Qty	Rate (Rs.)	Amount (Rs.)
6	Wood Jig Saw Machine, 1hp, Cutting Blade Size: 32m	1	28,800	28,800
7	1 Hp Chisel Mortising Machine, 0-25 mm, Automation Grade: Manual	1	31,500	31,500
8	2 Hp Chain Mortising Machine	1	57,000	57,000
9	50-60hz Wood Planer Machine with Side Cutter Wood Working Machine, Machine Capacity: 13 Inch	1	75,000	75,000
10	Belt Sander Machine, Model Name/Number: AV-BS-400, 3 Hp	1	70,000	70,000
11	Drum Sander Machine, Automation Grade: Semi-automatic	1	2,94,000	2,94,000
12	CNC Wood Lathe Machine,	1	5,00,000	5,00,000
	Total			13,64,700/- 13,65,000/- (Say)

d. Pre-operative expenses details

Approx-6.00 Lacs

e. Working Capital details

I) Raw Material Requirement: - (Annual)

Sl. No.	Item	Qty	Rate (Rs.)	Total
1	Wood of Different Types	696 CUM	18,000	1,25,28,000
2	Leather /Cushion	7200 Pcs	900	64,80,000
3	Fevicol	1800 Kg	250	4,50,000
4	PLY	14400 Sqft	35	5,04,000
5	Sun Mica	14400Sqft	42	6,04,800
	GRAND TOTAL			2,05,66,800



II) Utilities (Per Annum)

Sl. No.	Item	Total (Rs.)
1	Electricity (34 HP M/C running 300 Days with 2 Shift i.e. Effective Hr. 12 hr. Total unit consumption -91310. Present rate-Rs8.92/Unit	815,000
2	Water & Misc	1,00,000
GRAND TOTAL		9,15,000

iii) Salary & Wages (Per Annum)

Sl. No.	Designation	No.	Wages/Month (Rs.)	Total/Annum (Rs.)
1	Accountant cum Manager	1	30,000	3,60,000
2	Supervisor	2	25,000	6,00,000
3	Skilled Manpower	8	23,000	22,08,000
4	Unskilled	4	12,000	5,76,000
GRAND TOTAL				37,44,000/-

Note: Every year increment @ 5% has been considered towards financial calculation.

iv) Selling & General Administration (Annum)

Sl. No.	Designation	No.	Wages/Month (Rs.)	Total/Annum (Rs.)
1	Store Manager	1	40,000	4,80,000
2	Store Boy	3	12,000	4,32,000
3	Sales Supervisor	1	30,000	3,60,000
4	Salesperson	2	22,000	5,28,000
GRAND TOTAL				18,00,000/-

v) Advertisement & General Stores

Sl. No.	Items	Cost (Rs.)
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1	Advertisement per Annum	3,00,000/-
2	General Stores & Inventory	3,85,500/-
Total		6,85,500/-

WORKING CAPITAL= I+II+III= 2,05,66,800 +9,15,000 +37,44,000/-= Rs. 2,52,25,800

9. Proposed Means of Finance

Particulars	Amount (Rs. In Lacs)
Promoter's Capital	39.90
Unsecured Loans	26.00
Term Loan form Bank/ Financial Institution	40.00
Total	105.90

a. Working Capital limit: Rs. 63.25

10. Implementation Schedule with time chart

Activities	Starting Month	Ending Month
Arrangement of land	To be filled by applicant	To be filled by applicant
Single window clearance	To be filled by applicant	To be filled by applicant
Land development	To be filled by applicant	To be filled by applicant
Building and Civil Works	To be filled by applicant	To be filled by applicant
Order and delivery of P&M	To be filled by applicant	To be filled by applicant
Power arrangement	To be filled by applicant	To be filled by applicant
Manpower arrangement	To be filled by applicant	To be filled by applicant
Procurement of raw materials	To be filled by applicant	To be filled by applicant
Trial Operation	To be filled by applicant	To be filled by applicant
Commercial Operation	To be filled by applicant	To be filled by applicant



11. Projected Financial Analysis

a. Installed Production Capacity		PCS				
Wooden Chair			5000			
Wooden Box Table (3'x2')			900			
Production Capacity Per Annum			5,900			
b. SCHEDULE OF PRODUCTION AND SALES						
RAW MATERIAL MIX AND CONSUMABLES REQUIRED						
Item	Quantity	Unit	Rate	Amount		
Raw Material						
Wood of Different Types	696	C. ft.	18000			12528000.00
Leather/Cushion	7200	Pcs	900			6480000.00
Fevicol	1800	Kg	250			450000.00
PLY	14400	Sqft	35			504000.00
Sun Mica	14400	Sqft	42			604800.00
c. Cost of Raw Material Consumed/Annum						20566800.00
Parameters		1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Capacity Utilization		70%	75%	80%	85%	90%
		5900	5900	5900	5900	5900
Production (In Pcs) as per Capacity Utilized		4130	4425	4720	5015	5310
d. BREAK UP PRODUCTION AS PER UTILIZED CAPACITY						
ITEMS		1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Capacity Utilization		70%	75%	80%	85%	90%
Wooden Chair		3500	3750	4000	4250	4500



Wooden Box Table (3'x2')		630	675	720	765	810
TOTAL PRODUCTION		4130	4425	4720	5015	5310
Sales Details						
Items		1st Year	2nd Year	3rd Year	4th Year	5th Year
Wooden Chair		17500000	18750000	20000000	21250000	22500000
Wooden Box Table with Glass (3'x2')		9450000	10125000	10800000	11475000	12150000
NET Sales Price		26950000	28875000	30800000	32725000	34650000
GST RATE@12%		3234000	3234000	3696000	3927000	4158000
GROSS Sales Price		30184000	32340000	34496000	36652000	38808000
e. COST OF PRODUCTION						
Items		1st Year	2nd year	3rd Year	4th Year	5th Year
		70%	75%	80%	90%	95%
Raw Materials Consumed		15425100	15425100	16453440	17481780	18510120
Power & Fuel		640500	686250	732000	777750	823500
Direct Labor & Wages		3744000	3931200	4127760	4334148	4550855
Consumable Stores		70000	37500	40000	42500	45000
Repairs & Maintenance		40000	42000	50000	65000	70000
Other Manufacturing Exp.		17500	18750	20000	21250	22500
COST OF PRODUCTION		19937100	20140800	21423200	22722428	24021975

f. PROJECTED PROFITABILITY STATEMENT

		1st Year	2nd year	3rd Year	4th Year	5th Year
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Capacity Utilized		70%	75%	80%	90%	95%
A. Sales						
Gross Sales		30184000	32340000	34496000	36652000	38808000
Less: GST		3234000	3465000	3696000	3927000	4158000
NET SALES		26950000	28875000	30800000	32725000	34650000
B. Cost of Production						
Raw Materials Consumed		15425100	15425100	16453440	17481780	18510120
Power & Fuel		640500	686250	732000	777750	823500
Direct Labour & Wages		3744000	3931200	4127760	4334148	4550855
Consumable Stores		70000.00	37500.00	40000.00	42500.00	45000.00
Repairs & Maintenance		40000.00	42000.00	50000.00	65000.00	70000.00
Other Manufacturing Exp.		17500.00	18750.00	20000.00	21250.00	22500.00
Total Cost of Production (C)		19937100	20140800	21423200	22722428	24021975
g. Gross Profit (A-C)		10246900	12199200	13072800	13929572	14786024
Interest Expenses						
Interest Expenses (Term Loan) @7.65% /Annum for 5 yr.		408617	335134	253147	161672	59612
Interest Expenses (WC Loan) @11% /Annum		708400	708400	708400	708400	708400
Selling, General & Administrative Exp.		2485500.00	2609775.00	2740263.75	2877276.94	3021140.78



Profit before Taxation		6644383.00	8545891.00	9370989.25	10182223.06	10996871.82
Provision for Taxation		1993314.90	2563767.30	2811296.78	3054666.92	3299061.54
Profit After Taxation		4651068.10	5982123.70	6559692.48	7127556.14	7697810.27

h. DEBT SERVICE COVERAGE RATIO (COMPANY AS A WHOLE)

	1 st Year	2 nd year	3 rd Year	4 th Year	5 th Year
Profit After Tax	4651068.10	5982123.70	6559692.48	7127556.14	7697810.27
Add: - Interest Expenses (Term Loan) @7.65% /Annum for 7yrs	408617.00	335134.00	253147.00	161672.00	59612.00
Interest Expenses (WC Loan) @11% /Annum for 7 yrs	708400.00	708400.00	708400.00	708400.00	708400.00
Depreciation	259800.00	259800.00	259800.00	259800.00	259800.00
Total (A)	3274251.10	4678789.70	5338345.48	5997684.14	6669998.27
Interest Expenses (Term Loan) @7.65% /Annum for 7yrs	408617.00	335134.00	253147.00	161672.00	59612.00
Interest Expenses (WC Loan) @11% /Annum for 7 yrs	708400.00	708400.00	708400.00	708400.00	708400.00
Depreciation	259800.00	259800.00	259800.00	259800.00	259800.00
Total (A)	3274251.10	4678789.70	5338345.48	5997684.14	6669998.27
Interest Expenses (Term Loan) @7.65% /Annum for 7yrs	408617.00	335134.00	253147.00	161672.00	59612.00
Interest Expenses (WC Loan) @11% /Annum for 7 yrs.	708400.00	708400.00	708400.00	708400.00	708400.00
Term Loan Repayment	635019.00	708503.00	790490.00	881964.00	984024.00



Total Debt Payment (B)		1752036.00	1752037.00	1752037.00	1752036.00	1752036.00
DSCR (A/B)		1.87	2.67	3.05	3.42	3.81
Cash Inflow		2639232.10	3970286.70	4547855.48	5115720.14	5685974.27
i.BREAK EVEN ANALYSIS		1st year	2nd year	3rd Year	4th Year	5th Year
A. Net Sales		26950000	28875000	30800000	32725000	34650000
B. Variable Expenses						
Raw Materials Consumed		15425100	15425100	16453440	17481780	18510120
Power & Fuel		640500	686250	732000	777750	823500
Consumable Stores		70000.00	37500.00	40000.00	42500.00	45000.00
Repairs & Maintenance		40000	42000	50000	65000	70000
Other Manufacturing Exp.		17500	18750	20000	21250	22500
		16193100	16209600	17295440	18388280	19471120
C. Contribution (A-B)		10756900	12665400	13504560	14336720	15178880
D. Fixed Expenses						
Direct Labor & Wages		3744000	3931200	4127760	4334148	4550855
Selling, General & Administration		2485500.00	2609775.00	2740263.75	2877276.94	3021140.78
		6229500	6540975	6868023.75	7211424.94	7571996.18
Breakeven Sales at Operating Capacity		0.58	0.52	0.51	0.50	0.50

j. Projected Balance Sheet

	1st Year	2nd Year	3rd Year	4th Year	5th Year
Liabilities					
Capital	30527100	20140800	21423200	22722428	24021975
Revenue Reserves	30184000	32340000	34496000	36652000	38808000



Net Worth	60711100	52480800	55919200	59374428	62829975
Term Loan	1000000	1000000	1000000	1000000	
Working Capital Limit	1000000	1000000	1000000	1000000	1000000
Current Liabilities					
Creditors	8056320	8569280	9088971.2	9608790	9608790
Liability for expenses	20572119	20645603	20727590	20819064	20921124
Total	91339539	83695683	87735761.2	91802282	94359889
Assets					
Fixed Assets					
Gross block	20000000	23000000	27600000	34500000	44850000
Depreciation	259800	259800	259800	259800	259800
Net Fixed Assets	19740200	22740200	27340200	34240200	44590200
Non Current asset/investments	0	0	0	0	15000000
Current assets					
Inventory	7546000	10564400	12073600	12073600	12073600
Debtors					
Security Deposits					
Loans and Advances					
Cash & Bank Balance	4651068.1	5982123.7	6559692.48	7127556.14	7697810.27
Total	31937268.1	39286723.7	45973492.48	53441356.14	79361610.27

k. CALCULATION OF PAYBACK PREIOD					
Investment	106	Lacs			
Cash In Flow	26	Lacs			
(PAT- Depreciation- Interest)					
PAY BACK PREIOD	4.08				

12. Projected Employment Details

Type of Employment	Number of Employees	Projected Cost
--------------------	---------------------	----------------



Skilled Manpower	12	1440000
Semi-skilled Manpower	14	3528000
Unskilled Manpower	4	576000
TOTAL		5544000

13. Requirement of Statutory clearances

Item	Status
Partnership Deed	
Lease deed registration	
PAN	
GST Registration	
UDYAM	
Trade License	
NOC form local authority	

MODEL DETAILED PROJECT REPORT

ESTABLISHMENT OF HOSPITAL UNIT

UNDER UTTAR POORVA TRANSFORMATIVE INDUSTRIALIZATION SCHEME (UNNATI), 2024



उद्योग संवर्धन और आंतरिक व्यापार विभाग
DEPARTMENT FOR
PROMOTION OF INDUSTRY AND
INTERNAL TRADE

DEPARTMENT FOR PROMOTION OF INDUSTRY AND INTERNAL TRADE
MINISTRY OF COMMERCE & INDUSTRY
GOVERNMENT OF INDIA



Project Implementation Unit
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#GTBharat
SHAPING A VIBRANT INDIA

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DISCLAIMER

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1. Introduction

Good health is not only a requirement for well-being of people; it also increases human efficiency and stimulus people's well-being. The importance of health to economic growth is widely acknowledged. A well developed healthcare system plays a crucial role in deciding healthy health of the people of a nation. The Commission on Microeconomics and Health opines that "health is a creator and prerequisite of development".

The North Eastern region is not a highly homogeneous environment that provides the 47 million resident of the region with normal healthcare 24 hours a day because of owing to its geographical location, rugged geography, large rainforest zones, extensive hills, large forests and many ethnic groups. Due to hilly region and characteristic climatic features of the NER, people get affected very frequently by various diseases for which immediate and proper medical treatment is needed. Almost every year, the region has to face severe and heavy flood, which spreads various diseases. Apart from these, the accidental cases are increasing at an alarming rate. On the top of this, reasonable healthcare facility has not been accessible in the normal manner to everyone because of insufficient communications infrastructure across the region. The government of India identified the following problems in the health sector in the North-East states:

- Shortage of trained manpower.
- Accessibility to sparsely populated, remote, far-flung areas.
- Poor governance in health sector.
- Poor quality of health service rendered.
- Ineffective and under-utilization of existing facilities.
- Ineffective and time overrun in utilization of available financial resources.
- High level of tobacco consumption and the associated high risk to cancer.
- High indices of HIV/AIDS in Nagaland, Manipur and increasing incidence in Mizoram and Meghalaya

a. About the project

The proposed project is for setting up a Multi-Specialty Hospital Unit. This unit will be capable of delivering the below listed services. The project will cater to the growing needs of healthcare services. The proposed hospital business venture entails a total investment of about Rs. XX.XX million. This includes a capital investment of Rs. XX.XX million and a sum of Rs. X.XX million as initial working capital. The project is financed through X% debt and X% equity. The Net Present Value (NPV) of the project is around Rs. XX.XX million with an Internal Rate of Return (IRR) of X% and a payback period of X.XX years. Higher returns on investment and a steady growth of business are expected if the entrepreneur has some prior experience / education in the related field of business. The project will generate direct employment opportunity for XX persons. The legal business status of this project is proposed as 'Sole Proprietorship/Partnership/LLP/Pvt. Ltd.'

b. Global Scenario

The global hospital services market was valued at USD 12.31 trillion in 2023 and is expected to reach around USD 22.57 trillion by 2033 and is poised to grow at a compound annual growth rate (CAGR) of 6.05% during the forecast period 2024 to 2033.

Key Takeaways

- North America led the global market with the highest market share of 37.82% in 2023.
- By Hospital Type, the public/community hospitals segment held the largest market share of 36.71% in 2023.
- By Service Type, the inpatient services segment captured the biggest revenue share of 58.46% in 2023.
- By Service Areas, the Cardiovascular segment generated over 21.63% of revenue share in 2023.

c. Indian Scenario

The Indian healthcare industry reached over \$370 billion in 2022. According to Nexdigm, the healthcare industry is expected to reach over \$610 billion by 2026. This increase in market size is due to growing demand for specialized and higher quality healthcare facilities. The products and services driving this growth include hospitals, medical devices, clinical trials, telemedicine, medical tourism, health insurance, and medical and

diagnostic equipment. The industry's rapid development is fueled by large investments from existing corporate hospital chains and new entrants backed by private equity investors.

Nonetheless, considerable challenges exist in terms of service accessibility and patient care quality. According to the Lancet Medical Journal's Global Burden of Disease Study, India ranks 145th among 195 countries surveyed. However, India's healthcare access and quality index score has improved in recent years, increasing from 44.8 (out of 100) in 2015 to 67.3 in 2020.

The COVID-19 pandemic awakened the Indian government and private sector around the importance of investing in healthcare. Industry experts believe there will be a significant increase in government healthcare spending in India over the next several years, in part spurred by lessons learned from the pandemic. Public spending on healthcare in India stood at two percent of GDP in 2022 versus 1.2 percent in 2020. The Indian government has proposed increasing this to 2.5 percent by 2025, with a special focus on underprivileged populations. As expenditures in the Indian healthcare sector increase, corresponding growth in the medical equipment sector is anticipated.

d. State Profile

Modern medical facilities for diagnosis and treatment of diseases in general and complicated diseases in particular, are yet inadequate in the entire North Eastern Region compared to other parts of the country. Even with a conservative estimate approximately 250-300 people are going out of this region daily to different parts of the country such as Kolkata, Delhi, Chennai, Vellore, Mumbai, Patna etc. in search of better diagnostic & treatment facilities. This comprises only around 10% of those who could afford to meet the high cost of travelling and treatment outside the state apart from psychological strain of going to an unknown place with a sick person. Rests 90% continue to suffer and die in tragic conditions. If the packaged facility for consultation, sophisticated investigation and treatment including operation within door service could be arranged with specialized services, at a reasonable cost, not only it would be economically viable, but a humble service would be done to the suffering people of the North Eastern Region.

Of late, few multi and super specialty hospitals have come up in the region mainly Guwahati which is considered to be the capital for entire NER and these hospitals are set up with latest technology infrastructure to provide best available healthcare facility to the people of this region. With this, people are at least not required to move out the region for generalized or to some extent not so complex treatment facilities. However, this improvement is there in Guwahati only and the number of available beds is very less than that the prescribed requirement for the region as a whole. Such, there is need for such multi/ super specialty hospitals in other parts of the region too so as to have a balanced healthcare system in place throughout the North East Region.

e. Sector Overview

India's healthcare industry has been growing at a Compound Annual Growth Rate of around 22% since 2016. At this rate, it is expected to reach USD 372 Billion in 2022. Healthcare has become one of the largest sectors of the Indian economy, in terms of both revenue and employment. In 2015, the healthcare sector became the fifth largest employer, employing 4.7 Million people directly. As per estimates by the National Skill Development Corporation (NSDC) healthcare can generate 2.7 Million additional jobs in India between 2017-22 over 500,000 new jobs per year.

India's healthcare industry comprises hospitals, medical devices & equipment, health insurance, clinical trials, telemedicine and medical tourism. These market segments are expected to diversify as an ageing population with a growing middle class increasingly favors preventative healthcare. Moreover, the rising proportion of lifestyle diseases caused by high cholesterol, high blood pressure, obesity, poor diet and alcohol consumption in urban areas is boosting demand for specialized care services.

In addition to these demographic and epidemiological trends, COVID-19 is likely to catalyse long-term changes in attitudes towards personal health and hygiene, health insurance, fitness and nutrition as well as health monitoring and medical check-ups. The pandemic has also accelerated the adoption of digital technologies, including telemedicine.

Further, there is a growing emphasis on and emergence of Public-Private Partnership models in India's healthcare sector. The country's relative cost competitiveness and availability of skilled labor are also making it an increasingly favored destination for Medical Value Travel.

Amongst entire healthcare, in the hospital segment, the expansion of private players to Tier 2 and Tier 3 locations, beyond metropolitan cities, offers an attractive investment opportunity. According to Invest India's Investment Grid, there are nearly 600 investment opportunities worth USD 32 Billion (INR 2.3 lakh crore) in the country's hospital/ medical infrastructure sub-sector.

2. Investor's Background

Details of all Investors in below format

Name	To be filled by the applicant
DOB	To be filled by the applicant
PAN	To be filled by the applicant
Address	To be filled by the applicant
Academic Qualification	To be filled by the applicant
Experience in business	To be filled by the applicant
Functional Responsibility in Unit	To be filled by the applicant
Name of associate concern (if any)	To be filled by the applicant
Nature of association (if any)	To be filled by the applicant
Net Worth	To be filled by the applicant

3. Company Profile

Name of the Unit	To be filled by the applicant
Constitution	To be filled by the applicant
PAN	To be filled by the applicant
Registered Office address	To be filled by the applicant
Activity	To be filled by the applicant
Loan details	To be filled by the applicant
Director	To be filled by the applicant
Unit Registration	To be filled by the applicant
Unit Location	To be filled by the applicant
Category of Project (Manufacturing/Service)	To be filled by the applicant
Zone	To be filled by the applicant
District	To be filled by the applicant
State	To be filled by the applicant

4. Details of product to be manufactured and its marketing potential

The Hospitals is a unit of XXX Pvt. Ltd., housing XXX bedded multi-specialty hospital for diagnosis and treatment under one roof. Build up area is about XX lakh sq ft. The goal of providing the latest facilities for diagnosis and management of patients, has taken the shape of this beautiful complex. Right from the general outlay of the building to providing the best facilities for the doctors, staff and patients, the best effort has been put to have a center of international class and quality. The Hospitals will be an ISO 2000-9008 certified Health Care Organization. It will offer healthcare services in following departments:

- General Medicine

- General surgery
- Neurology
- Neurosurgery
- Cardiology
- Cardiac Thoracic Surgery
- Orthopedics
- Dermatology
- Obstetrics & Gynecology
- Pediatrics
- ENT
- Ophthalmology
- Psychiatry and Psychologist
- Anesthesiology, Critical Care
- Urology
- Dentistry
- Physiotherapy & Rehabilitation center
- Radiology and Pathology
- Dietitian

India improved its Ease of Doing Business ranking from 142 in 2014 to 63 in 2019, a jump of 79 positions. India has also been ranked number 1 in the Central and South Asian region in the Global Innovation Index, an improvement of 33 positions, from number 81 globally in 2015 to number 48 in 2020.

India has been one of the fastest-growing emerging economies over the last two decades, receiving large FDI inflows, which have grown from USD 2.5 Billion in 2000- 01 to USD 50 Billion in 2019-20. In health, FDI has been concentrated in pharmaceuticals, constituting approximately two-thirds of the total health-sector-related FDI over the last two decades. Thus, there is considerable scope for more FDI in the medical devices manufacturing segment, in particular, for discouraging import dependency.

The healthcare sector has received heightened interest from investors (venture capital and private equity) over the last few years, with the transaction value increasing from USD 94 Million (2011) to USD 1,275 Million (2016) – a jump of over 13.5 times. Initial Public Offerings (IPOs) of 4 major companies, Dr Lal Path Labs, HCG, Narayana Hrudayalaya and Thyrocare were oversubscribed, reinforcing investor confidence in the sector. A slew of investments by global health players, including the Parkway Group and a host of players from the Middle East, have strengthened the perception of India as an attractive healthcare investment destination.

5. Details of Raw Materials with required quantity

Supplier	Raw material	Quantity	Year	Cost
To be filled by the applicant	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant

6. Proposed location and Site Plan

Sl. No.	Particulars	Details
1	Land Area	To be filled by applicant
2	Status of Legal title & Possession	To be filled by applicant
3	if leased, Period of lease	To be filled by applicant
4	Coordinates of location	To be filled by applicant
5	Details of CLU	To be filled by applicant
6	Connectivity to roads	
	i) State Highway (in Km.)	To be filled by applicant
	ii) National Highway (in Km.)	
7	Availability of Water	To be filled by applicant
8	Availability of Power	To be filled by applicant

a. Electrical Power

Power availability is one of the main factors for the successful operation of every organization/ establishment. The Unit will need power load of around ____ KW to operate the Hospital entirely including provision for general lighting. For which, it has already applied to Assam Power Distribution Company Limited. As the power requirement is reasonable and to have uninterrupted power at the Hospital, it has proposed to have two numbers of diesel generating set of 400 KVA & 500 KVA each as standby arrangement in case of power cut from grid supply. The unit is being situated within heart of Dibrugarh town and as per prima facie enquiry made by the promoters with the concern department there will not be difficulty in getting the requisite power. Estimate of requisite load is being enclosed separately.

i. Construction Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

ii. Steady Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

iii. Peak Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

b. Water Requirement

The water required for medical facility will be sourced from Local Municipal authority. Also, water requirement shall be met from ground water. The per day water requirement of the hospital has been estimated at 180,000 liters in the following manner:

i. Domestic consumption

Per Day	UOM

104000 L	Liter
----------	-------

ii. Utilities

Per Day	UOM
21000	Liter

iii. Engineering

Per Day	UOM
55000	Liter

c. Transportation System

Some additional factors, which would weight in selection of site for a hospital, would be adequate transport and communication facilities available to the patients from various surrounding places. Main transportation mode to the Unit is Road and being situated in heart of town, it is well connected through National/ State highways, District highways & rural roads. Additionally, the Hospital is proposed to have a reasonably equipped Ambulance for facilitating transportation of the patients on demand. The site is around **XX Km** from **XXXX** Railway Station and **XX km** from **XXXX** Airport.

d. Local Infrastructure

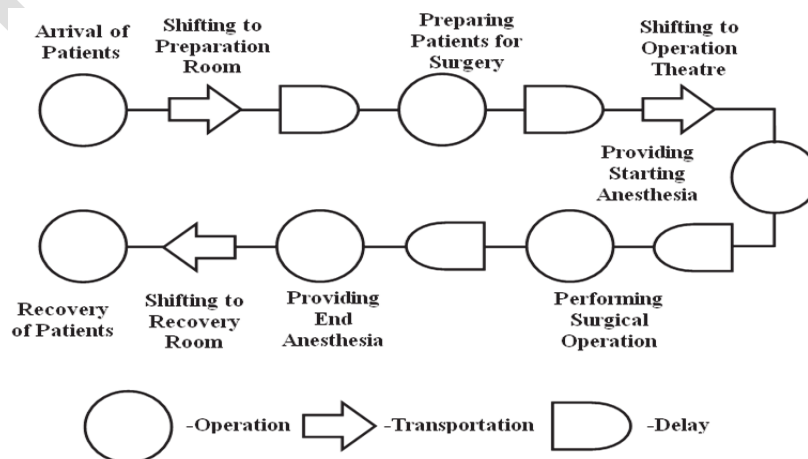
The area is well equipped with roadways and airways. The availability of uninterrupted power and water is another added benefit for the unit. The area has a total population of approximately XXXX people and the proximity of the neighboring states is favorable.

e. Raw material procurement

The Unit will require variety of medicines for pharmacy as well as consumables for hospital. Dibrugarh being medical hub, all requisite medicine and consumables are available locally. The Company will be having four Hospitals including the proposed one and to enjoy price reasonableness and also to source all required items from minimum possible vendors, the Hospital generally procures requisite inventory directly from distributors/ C&F based both at Dibrugarh & Guwahati. As the promoter Company is already running three hospitals at different location for quite long and thus, it has complete knowledge/ contact of the supply chain which will be used for the present project too.

7. Product Process Flow

For the mentioned multi-specialty hospital, the process flow was observed in operation theatre and is shown



8. Cost of the Project

Particulars	Amount (Rs. In Lacs)
Land and site development	Existing
Building & civil works	2120.59
Medical equipment & machinery	3504.33
Utility installation	364.17
Miscellaneous fixed assets	64.39
Interest during construction	216.25
Preliminary & pre-operative expenses	95.16
Contingency (2% of 2,3,4 & 5)	121.11
Working capital margin money	108.33
Total	6594.32
Or say	6590.00

a. Land details

The promoter Company own a plot of land measuring 2 bigha covered by **dag no. XXX** of **patta no. XX** of XXXX town, District: XXX, XXXX whereon present project is taken up. The site has already been developed by the promoter himself at his own cost. The location is within the heart of XXX town and cluster of healthcare industry. As we know, XXX town itself is known as healthcare capital of XXX, people from distance places also visit the town to get avail medical facilities.

b. Building and civil works details

The Hospital is being accommodated in a multi storied ground plus 5 storied RCC building having area of 15000 SqF approx. at each floor. Total constructed area of the building will be 85788 SqF as per detailed drawings. The Company has engaged **M/s XXX Associates**, a well-known Architect/ Engineers/ Interior Designer firm of XXX for design, drawing & physical supervision of the building. The cost under this head is based on detailed civil estimate prepared by them. It is to be mentioned here that his estimate includes cost of elevators, generator and air conditioning system on lumpsum basis which are excluded from this head and included under Utility as per separate quotations received from vendors of respective items.

c. Plant and machinery details

Sl. No.	Particulars	Qty	Rate (Rs.) Lakh	Amount Lakh
1	Examination bed	10	0.10	1
2	Footstep	10	0.03	0.30
	Pathology			
3	Centrifuge machine - 8 tube	2	0.08	0.16
4	Centrifuge machine - 16 tube	2	0.32	0.64
5	Chair	2	0.15	0.30
	Radiology			
6	CT scanner (32 Slice)	1	165	165

Sl. No.	Particulars	Qty	Rate (Rs.) Lakh	Amount Lakh
7	CT scanner (160 Slice)	1	475	475
8	MRI machine	1	660	660
9	Ultrasound Machine	4	55	220
10	Ultrasound - Examination bed	4	0.10	0.40
11	Ultrasound - Foot step	4	0.03	0.12
12	X-ray machine	1	55	55
13	Mobile X-ray	1	12	12
14	CR system	2	6	12
15	LED view box	15	0.04	0.60
16	Portable suction	15	0.08	1.33
17	Mammography	1	13.31	13.31
	Dialysis			
18	RO plant	1	5.75	5.75
19	Hemodialysis machine	8	7	56
	Operation theatre			
20	Modular OT	1	406.18	406.18
21	Observation room equipment	1	14.26	14.26
22	Labor room equipment	1	6.26	6.26
23	NICU equipment	1	85.38	85.38
24	ICU equipment	1	140.95	140.95
25	Nurse station equipment	1	3.13	3.13
26	Cardiology equipment	1	38.24	38.24
27	Endoscopy	1	24.52	24.52
28	Dental equipment	1	53.19	53.19
29	Physiotherapy equipment	1	10	10
30	Audiology/ EEG	1	29.85	29.85
31	Cathlab equipment	1	327.92	327.92
32	Urology equipment	1	22.58	22.58
33	IVF lab and OT equipment	1	38.79	38.79
34	Private rooms equipment	1	30.57	30.57
35	Common room equipment	1	194.66	194.66
36	Oxygen generation plant	1	65	65
37	Hospital area - Furniture	1	150	150
	Total			3504.33/-

d. Pre-operative expenses details

Rs. 95.16/- Approx.

e. Working Capital details

I) Operation costs: - (Annual)

Sl. No.	Item	Qty	Rate (Rs.)	Total (Lakh)
1	Power & Fuel			408.26
2	Consumables & other stores			171.48
3	Water, Medical & Nonmedical Gases			11.65
4	Power			55.04
5	TOTAL SALARY & WAGES			194.72
6	Repairs & maintenance			12.97
7	Business promotion			37.95
8	Communication costs			9.00
9	Travel & conveyance			9.00
10	Printing & stationary			9.00
11	Miscellaneous costs			919.07
12	Insurance			11.39
GRAND TOTAL				1008.38

II) Utilities (Per Annum)

Sl. No.	Item	Total (Rs.) Lakh
1	Water	6.57
2	Medical gases	17.45
3	Cooking gases	14.82
4	Units Consumed per year (50 watt per bed @ 8.00 Rs. per unit)	169.36
GRAND TOTAL		364.17/-

iii) Salary & Wages (Per Annum)

Sl. No.	Designation	No.	Wages/Month (Rs.)	Total/Annum (Rs.)
1	CEO	1	1,00,000	12,00,000
2	Medical Superintendent	1	75,000	9,00,000
3	Nursing Superintendent	1	50,000	6,00,000

4	Administrator	1	65,000	7,80,000
5	Managers	6	25,000	18,00,000
6	Accountants/Supervisors/Officers	5	15,000	9,00,000
7	Pharmacists	4	15,000	7,20,000
8	Dietician	2	15,000	3,60,000
9	Security	18	7,500	16,20,000
10	Ambulance driver	2	7,500	1,80,000
11	Radiologist	2	1,00,000	24,00,000
12	Pathologist	1	75,000	9,00,000
13	Intensivist	2	1,00,000	24,00,000
14	Physiotherapist	2	20,000	4,80,000
15	Senior Nurse	50	12,000	72,00,000
16	Staff Nurse	50	9,500	4,75,000
17	Senior Tech	12	18,000	25,92,000
18	Junior Tech	15	15,000	27,00,000
19	Attendants	60	7,500	54,00,000
GRAND TOTAL				33607000/-

Note: Every year increment @ 5% has been considered towards financial calculation.

iv) Selling & General Administration (Annum)

v) Advertisement & General Stores

Sl. No.	Items	Cost (Rs.)
1	Advertisement per Annum	3,00,000/-
2	General Stores & Inventory	3,85,500/-
Total		6,85,500/-

WORKING CAPITAL= I+II+III= 1008.38 + 364.17+336.07/-= Rs. 1708.62/-

9. Proposed Means of Finance

Particulars	Amount (Rs. In Lacs)
Promoter's Capital	2090.00
Unsecured Loans	
Term Loan form Bank/ Financial Institution	4500.00
Total	6590.00

a. **Working Capital limit: Rs. 63.25**

10. Implementation Schedule with time chart

Activities	Starting Month	Ending Month
Arrangement of land	To be filled by applicant	To be filled by applicant
Single window clearance	To be filled by applicant	To be filled by applicant
Land development	To be filled by applicant	To be filled by applicant
Building and Civil Works	To be filled by applicant	To be filled by applicant
Order and delivery of P&M	To be filled by applicant	To be filled by applicant
Power arrangement	To be filled by applicant	To be filled by applicant
Manpower arrangement	To be filled by applicant	To be filled by applicant
Procurement of raw materials	To be filled by applicant	To be filled by applicant
Trial Operation	To be filled by applicant	To be filled by applicant
Commercial Operation	To be filled by applicant	To be filled by applicant

11. Projected Financial Analysis

i. Cost & Profitability statement

Particulars	1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Capacity Utilization	60%	65%	70%	75%	80%
Revenue					
Indoor Patient					
Departmental revenue	980.87	2125.22	2288.7	2452.18	2452.18
Room/ Bed charges	308.24	667.86	719.23	770.61	770.61
Sub total IPD	1289.11	2793.08	3007.93	3222.79	3222.79
Outdoor patient:					
Departmental revenue	225.44	488.45	526.02	563.59	563.59
Other Income	3.29	7.12	7.67	8.21	8.21
Total revenue	1517.84	3288.65	3541.62	3794.59	3794.59
Expenses					
Consumables	171.48	371.53	400.11	428.69	428.69
Doctor's charges	408.26	884.55	952.6	1020.64	1020.64
Utilities	66.69	143.8	154.21	164.62	164.62
Manpower cost	194.72	419.4	449.36	479.32	479.32
Repairs & maintenance	12.97	34.43	72.86	76.86	121.29
Administrative & selling	22.77	49.33	53.12	56.92	56.92
Total expenses	876.89	1903.04	2082.26	2227.05	2271.48
Expenses%	58%	58%	59%	59%	60%
EBIDTA margin	42.23%	42.13%	41.21%	41.31%	40.14%
PBDIT	640.95	1385.61	1459.36	1567.54	1523.11
Depreciation	267.5	534.99	534.99	534.99	534.99
PBIT	373.45	850.62	924.37	1032.55	988.12
Interest on term loan	131.85	247.5	222	193.2	160.5
Interest on working capital	6.06	13.14	14.15	15.16	15.16

PBT		235.54	589.98	688.22	824.19	812.46
Tax		32.55	107.38	155.25	209.2	223.36
PAT		202.99	482.6	532.97	614.99	589.1
Cash profit		470.49	1017.59	1067.96	1149.98	1124.09
		13.37%	14.67%	15.05%	16.21%	15.52%

ii. Debt Service Coverage Ratio						
Profit after tax		202.99	482.59	532.97	615	589.11
Depreciation		267.5	534.99	534.99	534.99	534.99
Interest on term loan		131.85	247.5	222	193.2	160.5
Total A		602.34	1265.08	1289.96	1343.19	1284.6
Repayment of term loan		0	360	480	480	600
Interest on term loan		131.85	247.5	222	193.2	160.5
Total B		131.85	607.5	702	673.2	760.5
DSCR		4.57	2.08	1.84	2.00	1.69
DSCR - Average		2.43				

iii. Projected Balance Sheet					
	1st Year	2nd Year	3rd Year	4th Year	5th Year
Liabilities					
Capital	500	1500	2090	2090	2090
Revenue Reserves	0	0	202.99	685.58	1218.55
Net Worth	500	1500	2292.99	2775.58	3308.55
Term Loan	200	3000	4320	3960	3480
Working Capital Limit	0	0	173.22	187.65	202.09
Current Liabilities					
Creditors	0	0	28.58	30.96	33.34
Liability for expenses	0	0	43.57	46.93	50.3
Total	700	4500	6858.36	7001.12	7074.28
Assets					
Fixed Assets					
Gross block	650	4350	6485.98	6885.98	7285.98
Depreciation	0	0	267.5	802.49	1337.49
Net Fixed Assets	650	4350	6218.48	6083.49	5948.49
Non-Current asset/investments	0	0	0	0	120
Current assets					
Inventory	0	0	57.16	61.92	66.69
Debtors	0	0	252.97	274.05	295.14
Security Deposits	0	50	50	50	50
Loans and Advances	25	50	50	50	50

Cash & Bank Balance	25	50	229.74	481.66	543.96
Total	700	4500	6858.35	7001.12	7074.28

iv. Break Even Analysis						
	1st Year	2nd Year	3rd Year	4th Year	5th Year	
Capacity utilisation	60%	65%	70%	75%	75%	
A. Sales	1517.84	3288.65	3541.62	3794.59	3794.59	
B. Variable cost	854.12	1853.71	2029.14	2170.13	2214.56	
Consumables	171.48	371.53	400.11	428.69	428.69	
Doctor's charges	408.26	884.55	952.6	1020.64	1020.64	
Utilities	66.69	143.8	154.21	164.62	164.62	
Manpower cost	194.72	419.4	449.36	479.32	479.32	
Repairs & maintenance	12.97	34.43	72.86	76.86	121.29	
C. Contribution (A-B)	663.72	1434.94	1512.48	1624.46	1580.03	
D. Fixed cost	405.41	795.63	771.14	743.35	710.65	
Interest on term loan	131.85	247.5	222	193.2	160.5	
Interest on working capital	6.06	13.14	14.15	15.16	15.16	
Depreciation	267.5	534.99	534.99	534.99	534.99	
E. Break even point % = (D/C)	61.08%	55.45%	50.99%	45.76%	44.98%	

v. Pay back period					
Year	Net Profit After Tax	Interest	Depreciation	Total cash inflow	Cumulative Surplus
1st Year	202.99	131.85	267.5	602.34	602.34
2nd Year	482.59	247.5	534.99	1265.08	1867.42
3rd Year	532.97	222	534.99	1289.96	3157.38
4th Year	615	193.2	534.99	1343.19	4500.58
5th Year	589.11	160.5	534.99	1284.6	5785.18
6th Year	566.64	124.5	534.99	1226.13	7011.31
Pay back period = 5 Years & 8 Months (Approx)					

12. Projected Employment Details

Type of Employment	Number of Employees	Projected Cost
Skilled Manpower	90	23232000
Semi-skilled Manpower	65	3175000
Unskilled Manpower	80	7200000
TOTAL		33607000/-

13. Requirement of Statutory clearances

Item	Status
Partnership Deed	
Lease deed registration	
PAN	
GST Registration	
UDYAM	
Trade License	
NOC form local authority	

SPECIMEN

MODEL DETAILED PROJECT REPORT

ESTABLISHMENT OF INTEGRATED COLD STORAGE UNIT

UNDER UTTAR POORVA TRANSFORMATIVE
INDUSTRIALIZATION SCHEME (UNNATI), 2024



उद्योग संवर्धन और आंतरिक व्यापार विभाग
DEPARTMENT FOR
PROMOTION OF INDUSTRY AND
INTERNAL TRADE

DEPARTMENT FOR PROMOTION OF INDUSTRY AND INTERNAL TRADE
MINISTRY OF COMMERCE & INDUSTRY
GOVERNMENT OF INDIA



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#GTBharat
SHAPING A VIBRANT INDIA



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1. Introduction

Integrated cold storage facilities are critical infrastructure in the supply chain, designed to store perishable products like fruits, vegetables, dairy, meat, and pharmaceuticals at controlled temperatures. By maintaining ideal storage conditions, these facilities help preserve product quality, reduce waste, and extend shelf life, thereby supporting food security and enhancing the profitability of producers, suppliers, and distributors.

The demand for integrated cold storage is rising due to several factors, including population growth, urbanization, dietary shifts towards fresh produce and protein-rich foods, and the expanding pharmaceutical sector. With technological advancements such as automation, remote monitoring, and energy-efficient refrigeration, integrated cold storage systems have become more effective and sustainable. Overall, integrated cold storage facilities play a pivotal role in the agricultural and healthcare sectors, improving the accessibility and quality of perishable goods while reducing losses. The project aims to establish a modern integrated cold storage facility that meets these demands, ensuring efficient storage, preservation, and distribution of perishable goods.

a. About the project

The proposed project is for setting up an Integrated Cold Storage Unit. Integrated cold storage facilities are vital for extending product shelf life, reducing waste, and supporting efficient supply chains. By maintaining controlled temperatures, they preserve the quality of perishable foods and temperature-sensitive pharmaceuticals, reducing spoilage and ensuring a steady supply. These facilities streamline distribution, lower costs, and contribute to food security and healthcare, especially with advancements like energy-efficient refrigeration. All these factors have contributed directly and indirectly towards an increased demand for integrated cold storage. The proposed integrated cold storage business venture entails a total investment of about Rs. XX.XX million. This includes a capital investment of Rs. XX.XX million and a sum of Rs. X.XX million as initial working capital. The project is financed through X% debt and X% equity. The Net Present Value (NPV) of the project is around Rs. XX.XX million with an Internal Rate of Return (IRR) of X% and a payback period of X.XX years. Higher returns on investment and a steady growth of business are expected if the entrepreneur has some prior experience / education in the related field of business. The project will generate direct employment opportunity for XX persons. The legal business status of this project is proposed as 'Sole Proprietorship/Partnership/LLP/Pvt. Ltd.'

b. Global Scenario

The global integrated cold storage market, valued at \$140 billion in 2023, is growing at over 10% annually, driven by demand in food and pharmaceuticals. Roughly 40% of capacity serves food items like fruits, vegetables, and dairy, with rapid growth in Asia-Pacific—China alone has over 180 million cubic meters of cold storage, expanding by 12% yearly. In pharmaceuticals, temperature-sensitive drugs and vaccine distribution have boosted demand, with ultra-low temperature facilities growing 20% during the COVID-19 pandemic. Technological advancements, like IoT temperature monitoring and automated storage, are especially prevalent in the U.S. and Europe, where energy-efficient solutions are growing at an 8% CAGR.



c. Indian Scenario

India's integrated cold storage sector is expanding rapidly to address the high post-harvest losses in agriculture, which amount to roughly 20-30% of produce. Currently, India has about 8,200 cold storage facilities, with a combined capacity of around 37 million metric tons, though much of this is concentrated on single commodities, especially potatoes, which account for about 70% of capacity.

Despite being one of the largest food producers, India has limited cold storage facilities for perishable goods like fruits, vegetables, and dairy, leading to significant losses. The government is working to improve this infrastructure, investing in cold chain projects and offering subsidies to increase capacity for diverse commodities. The cold storage market in India was valued at around \$10 billion in 2021 and is expected to grow at a compound annual growth rate (CAGR) of over 15% due to rising demand for fresh and frozen foods, as well as temperature-sensitive pharmaceuticals.

d. State Profile

Assam's integrated cold storage infrastructure is limited but growing, driven by the need to reduce agricultural losses and support the state's economy. Agriculture is a primary sector in Assam, with significant production of fruits, vegetables, tea, fish, and spices, yet post-harvest losses are high due to insufficient cold storage.

The state currently has around 25 operational cold storage facilities with an estimated capacity of about 120,000 metric tons, which is inadequate given the region's agricultural output. Most existing facilities are used for potatoes and a few select items, while perishable fruits and vegetables still face high spoilage rates. The lack of adequate storage results in an estimated 30-40% post-harvest loss in certain crops, limiting income potential for local farmers and impacting food supply. While challenges remain, Assam's focus on expanding cold storage capacity and adopting integrated cold chain solutions aims to improve local food security, reduce waste, and enhance farmer incomes across the state.

e. Sector Overview

The agriculture and allied sectors in India suffer from high post-harvest losses, estimated at 20-30% or \$14 billion annually, due to inadequate cold storage. In horticulture, India produces 320 million metric tons of fruits and vegetables, yet only 15% benefits from cold storage. Fisheries, contributing 1% to GDP with 14 million metric tons of production, face spoilage as only 10-12% of fish is stored at controlled temperatures. In dairy, with 210 million metric tons produced yearly, rural areas especially lack cooling, affecting milk quality. Meat production, at 8 million metric tons, also sees about 20% wastage. Expanding integrated cold storage across these sectors could reduce losses, improve quality, and increase exports, bolstering the agricultural economy.

2. Investor's Background

Details of all Investors in below format

Name	To be filled by the applicant
------	-------------------------------



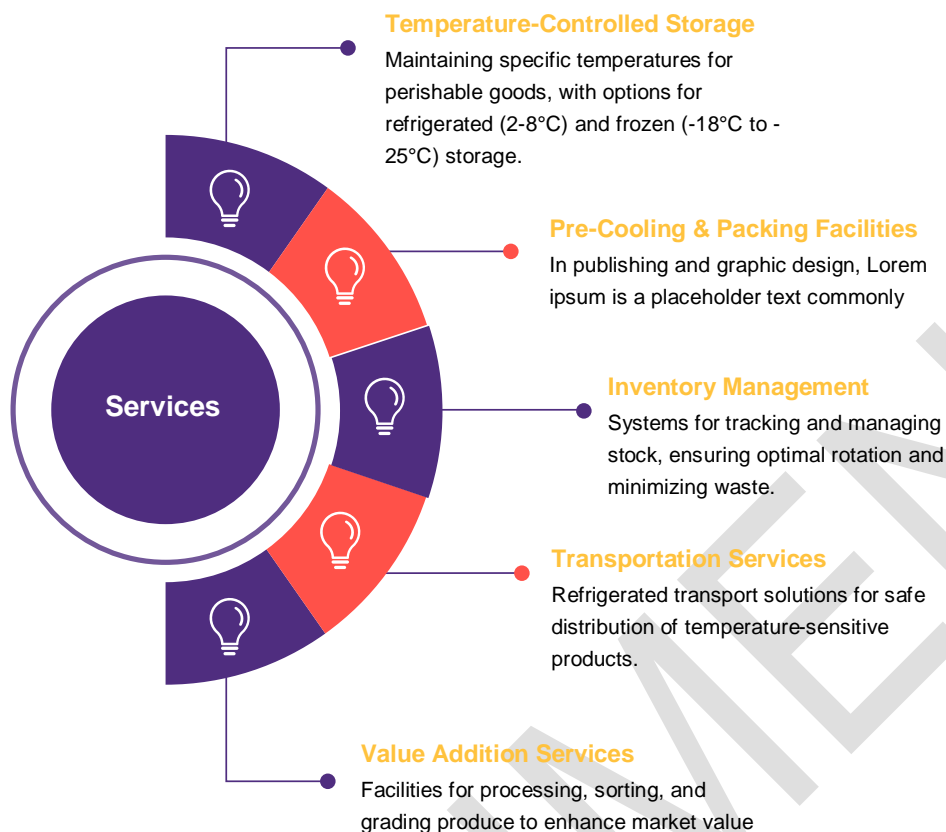
DOB	To be filled by the applicant
PAN	To be filled by the applicant
Address	To be filled by the applicant
Academic Qualification	To be filled by the applicant
Experience in business	To be filled by the applicant
Functional Responsibility in Unit	To be filled by the applicant
Name of associate concern (if any)	To be filled by the applicant
Nature of association (if any)	To be filled by the applicant
Net Worth	To be filled by the applicant

3. Company Profile

Name of the Unit	To be filled by the applicant
Constitution	To be filled by the applicant
PAN	To be filled by the applicant
Registered Office address	To be filled by the applicant
Activity	To be filled by the applicant
Loan details	To be filled by the applicant
Director	To be filled by the applicant
Unit Registration	To be filled by the applicant
Unit Location	To be filled by the applicant
Category of Project (Manufacturing/Service)	To be filled by the applicant
Zone	To be filled by the applicant
District	To be filled by the applicant
State	To be filled by the applicant

4. Details of services and its marketing potential

Integrated cold storage facilities are used to store and preserve perishable goods across various industries. Here's a breakdown of how they are utilized in different contexts:



The marketing potential of integrated cold storage is significant due to its ability to support diverse industries, reduce wastage, and enhance supply chain efficiency. In India, nearly 30-40% of perishable produce is wasted due to inadequate storage, highlighting the urgent need for cold storage facilities. The global cold storage market is projected to reach \$372 billion by 2027, growing at a CAGR of 12.5%. Rising demand for perishable goods, such as fruits, vegetables, frozen foods, seafood, and pharmaceuticals, is driving growth, fueled by urbanization, changing dietary habits, and the expansion of e-commerce and retail chains. Cold storage facilities play a crucial role in agriculture, food processing, and pharmaceutical sectors by preserving quality, enabling exports, and ensuring compliance with international standards. Government incentives and schemes, such as PM-Kisan SAMPADA Yojana, which offers subsidies up to 50% of project costs, further boost opportunities. Technological advancements like IoT-enabled monitoring and solar-powered solutions enhance efficiency and appeal. Challenges such as high initial investments, which can range from ₹3 to ₹5 crore per 1,000 MT capacity, and infrastructure gaps can be mitigated through targeted marketing strategies, government partnerships, and awareness campaigns. By addressing these challenges, integrated cold storage can unlock vast potential in rural and urban markets, export hubs, and high-demand sectors.

5. Details of Raw Materials with required quantity

Supplier	Raw material	Quantity	Year	Cost
To be filled by the applicant	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant



6. Proposed location and Site Plan

Sl. No.	Particulars	Details
1	Land Area	To be filled by applicant
2	Status of Legal title & Possession	To be filled by applicant
3	if leased, Period of lease	To be filled by applicant
4	Coordinates of location	To be filled by applicant
5	Details of CLU	To be filled by applicant
6	Connectivity to roads	
	i) State Highway (in Km.)	To be filled by applicant
	ii) National Highway (in Km.)	To be filled by applicant
7	Availability of Water	To be filled by applicant
8	Availability of Power	To be filled by applicant

a. Electrical Power

Power availability is one of the main factors for the successful operation of every organization/ establishment. The Unit will need power load of around 250 KW to operate the cold storage entirely including provision for general lighting. For which, it has already applied to Assam Power Distribution Company Limited. As the power requirement is reasonable and to have uninterrupted power at the cold storage unit, it has proposed to have a diesel generating set of 450 KVA as standby arrangement in case of power cut from grid supply. Estimate of requisite load is being enclosed separately.

i. Construction Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

ii. Steady Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

iii. Peak Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant



b. Water Requirement

The water required for cold storage unit will be sourced from Local Municipal authority. Also, water requirement shall be met from ground water. The per day water requirement of the cold storage (500MT) has been estimated at 5800-9700 liters in the following manner:

i. Domestic consumption

Per Day	UOM
200-600	Liter

ii. Utilities

Per Day	UOM
5000-8000	Liter

iii. Engineering

Per Day	UOM
200-500	Liter

c. Transportation System

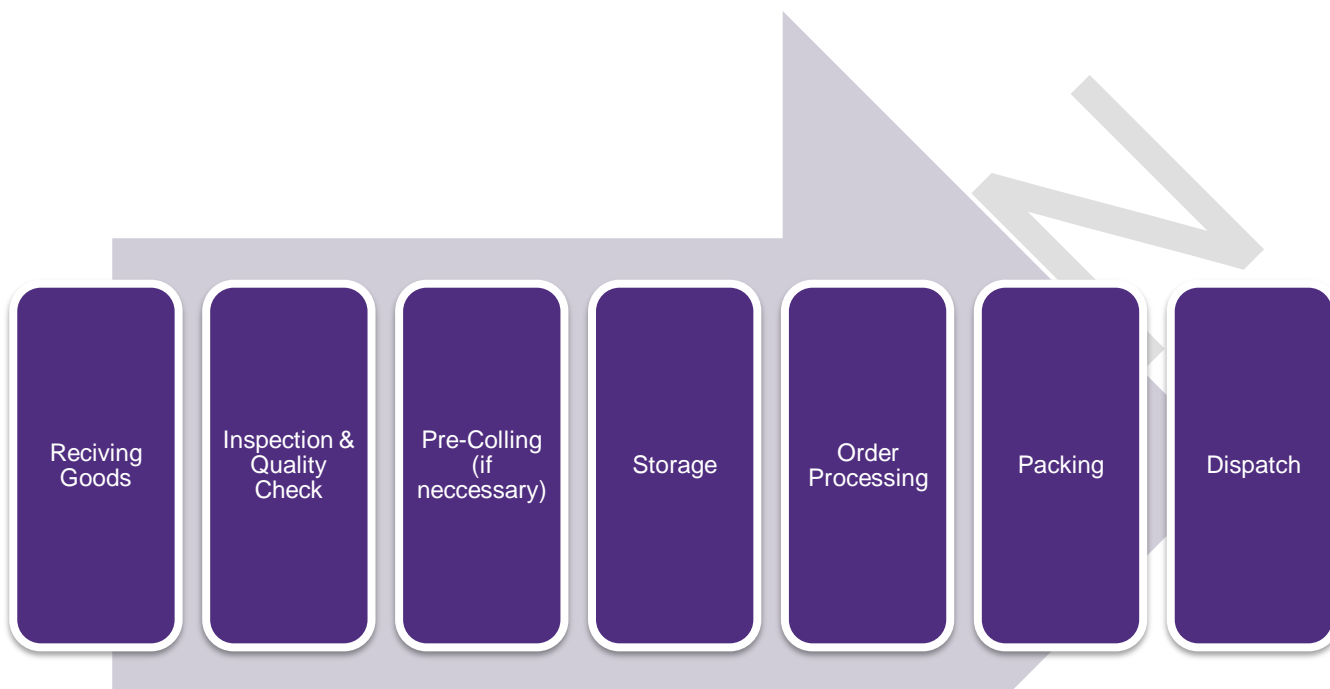
Some additional factors, which would weight in selection of site for a cold storage, would be adequate transport and communication facilities available to the products from various surrounding places. Main transportation mode to the Unit is Road and being situated in heart of town, it is well connected through National/ State highways, District highways & rural roads. Additionally, the Hospital is proposed to have a reasonably equipped Reefer trucks for facilitating transportation of the projects on demand. The site is around **XX Km** from **XXXX** Railway Station and **XX km** from **XXXX** Airport.

d. Local Infrastructure

The area is well equipped with roadways and airways. The availability of uninterrupted power and water is another added benefit for the unit. The area has a total population of approximately XXXX people and the proximity of the neighboring states is favorable

7. Product Process Flow

In an integrated cold storage facility, goods are received, inspected, and sorted upon arrival. If needed, items are pre-cooled before being placed in designated storage areas with controlled temperatures and humidity. An inventory management system tracks stock, with regular inspections to ensure quality. When an order is received, goods are picked, packed, and prepared for dispatch, including temperature adjustments if necessary. After a final quality check, items are loaded onto temperature-monitored vehicles for delivery.



8. Cost of the Project

Capex Components	Rs. (Lakhs)
Land and Land Development	-
Civil Cost	50.4
Plant & Machinery	55.26
Mis. Fixed Assets	10.2
Margin	17.33
Pre-operative/ Preliminary Expenses	2.00
Total Capex	135.19/-



a. Land details

The promoter Company own a plot of land measuring **X** bigha covered by **dag no. XXX** of **patta no. XX** of XXXX town, District: XXX, XXXX whereon present project is taken up. The site has already been developed by the promoter himself at his own cost. The location is within the heart of XXX town and cluster of Agriculture & Allied Industry. As we know, XXX town itself is known as Agriculture capital of XXX, people from distance places also visit the town to get avail cold storage facilities.

b. Building and civil works details

The total cost of civil work has been estimated to be Rs 50.4 lakhs, which includes technical civil work and non-technical civil work. Cost of civil work comprises of the cost of process building, Raw material warehouse, Finished goods warehouse, transformer house & Utility building.

Civil Cost	Total Area Req (SQM)	Civil Cost (Per SQM)	GST Rate (%)	Total Civil Cost (Lacs)
Cold Store	600	8,000	5.0%	50.4
Non-Core Area				
Utilities and Support Infrastructure	-	8,000	5.0%	-
Other (Mis Area)	-	8,000	5.0%	-
Total Civil Cost	600			50.4

c. Plant and machinery details

Sl. No.	Particulars	Qty	Approx. Rate (Rs.)	Approx. Rate (Rs.)
1	Insulation Cold Storage Panels including PUF Panels (40mm,50mm,60mm), XPS Panels & Insulated Panel	1	52,200	52,200
2	Refrigeration System	1	1,82,0000	1,82,0000
3	Cold Room Doors	4	32,000	1,28,000
4	DG Set (450 KVA) along with Electrical cable & control panel Installation	1	28,49,000	28,49,000
5	Steel Racking System	25	25,000	6,25,000
6	Temperature Monitoring System	4	13000	52,000



Sl. No.	Particulars	Qty	Approx. Rate (Rs.)	Approx. Rate (Rs.)
	Total			55,26,200

d. Pre-operative expenses details

Rs. 2.0 Lakh

Working Capital details

I) Operation costs: - (Annual)

II) Utilities (Per Annum)

Sl. No.	Item	Total (Rs.) Lakh
1	Units Consumed per year (250 KW per day @ 8.00 Rs. per unit) for 300 Days	12.00
GRAND TOTAL		12.00/-

iii) Salary & Wages (Per Annum)

Sl. No.	Designation	No.	Wages/Month (Rs.)	Total/Annum (Rs.)
1	Factory Manager	1	25,000	3,00,000
2	Storage Executive	1	20,000	2,40,000
3	Supervisors	4	15,000	7,20,000
4	Maintenance Mechanic	1	12,500	1,50,000
5	Storage Boys	30	12000	43,20,000
GRAND TOTAL				57,30,000



Note: Every year increment @ 5% has been considered towards financial calculation.

iv) Selling & General Administration (Annum)

v) Advertisement & General Stores

Sl. No.	Items	Cost (Rs.)
1	Advertisement per Annum	3,00,000/-
2	General Stores & Inventory	3,85,500/-
Total		6,85,500/-

WORKING CAPITAL= II+III=57.30+12.00 = Rs. 69.30/-

9. Proposed Means of Finance

Particulars	Amount (Rs. In Lacs)
Promoter's Capital	64.89
Unsecured Loans	
Term Loan form Bank/ Financial Institution	70.30
Total	135.19/-

a. Working Capital limit: Rs. 17.33 Lakhs

10. Implementation Schedule with time chart

Activities	Starting Month	Ending Month
Arrangement of land	To be filled by applicant	To be filled by applicant
Single window clearance	To be filled by applicant	To be filled by applicant
Land development	To be filled by applicant	To be filled by applicant
Building and Civil Works	To be filled by applicant	To be filled by applicant
Order and delivery of P&M	To be filled by applicant	To be filled by applicant
Power arrangement	To be filled by applicant	To be filled by applicant
Manpower arrangement	To be filled by applicant	To be filled by applicant



Procurement of raw materials	To be filled by applicant	To be filled by applicant
Trial Operation	To be filled by applicant	To be filled by applicant
Commercial Operation	To be filled by applicant	To be filled by applicant

11. Projected Financial Analysis

i. Cost & Profitability statement (Lakhs)

Particulars	1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Capacity Utilization	60%	65%	70%	75%	80%
Revenue					
Rental Income	90	97.5	105	112.5	120
Total revenue	90	97.5	105	112.5	120
Expenses					
Salary & Wages	34.38	37.245	40.11	42.975	45.84
Utility	7.2	7.8	8.4	9	9.6
Admin & Gen. Store	4.116	4.459	4.802	5.145	5.488
Repairs & maintenance	0.252624	0.273676	0.294728	0.31578	0.336832
Total expenses	45.95	49.78	53.61	57.44	61.26
Expenses%	51%	51%	51%	51%	51%
EBIDTA margin	95.87%	95.87%	95.87%	95.87%	95.87%
PBDIT	44.05	47.72	51.39	55.06	58.74
Depreciation	13.33	11.58	10.07	8.76	7.63
PBIT	30.72	36.14	41.32	46.30	51.10
Interest on term loan	4.96	4.01	2.99	1.88	0.68
Interest on working capital	0	0	0	0	0
PBT	25.76	32.13	38.34	44.42	50.42
Tax	6.70	8.35	9.97	11.55	13.11
PAT	19.06	23.78	28.37	32.87	37.31
Cash profit	32.39	35.36	38.44	41.64	44.94
	21.18%	24.38%	27.02%	29.22%	31.09%

ii. Debt Service Coverage Ratio



Profit after tax		19.06	23.78	28.37	32.87	37.31
Depreciation		13.33	11.58	10.07	8.76	7.63
Interest on term loan		4.96	4.01	2.99	1.88	0.68
Total A		37.35	39.37	41.43	43.51	45.63
Repayment of term loan		12.00	12.95	13.98	15.09	16.28
Interest on term loan		4.96	4.01	2.99	1.88	0.68
Total B		16.96	16.96	16.96	16.96	16.96
DSCR		2.20	2.32	2.44	2.57	2.69
DSCR - Average		2.44				

iii. Projected Balance Sheet					
	1st Year	2nd Year	3rd Year	4th Year	5th Year
Liabilities					
Capital	64.89	64.89	64.89	64.89	64.89
Revenue Reserves	1.91	2.38	2.84	3.29	3.73
Net Worth	66.80	67.27	67.73	68.18	68.62
Term Loan	4.96	4.01	2.99	1.88	0.68
Working Capital Limit	0.00	0.00	0.00	0.00	0.00
Current Liabilities					
Creditors	108.44	101.75	97.03	94.04	92.56
Liability for expenses	45.95	49.78	53.61	57.44	61.26
Total	226.15	222.81	221.35	221.53	223.13
Assets					
Fixed Assets					
Gross block	105.66	92.33	80.75	70.68	61.91
Depreciation	13.33	11.58	10.07	8.76	7.63
Net Fixed Assets	118.99	103.91	90.82	79.44	69.55
Non-Current asset/investments					
Current assets					
Inventory	90	97.5	105	112.5	120
Debtors					
Security Deposits					
Loans and Advances					
Cash & Bank Balance	17.16	21.40	25.53	29.58	33.58



Total	226.14	222.81	221.35	221.53	223.13
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iv. Break Even Analysis						
	1st Year	2nd Year	3rd Year	4th Year	5th Year	
Capacity utilization	60%	65%	70%	75%	75%	
Capacity Utilization	60%	65%	70%	75%	75%	
A. Sales	90	97.5	105	112.5	120	
B. Variable cost	45.95	49.78	53.61	57.44	61.26	
Admin & selling	4.12	4.46	4.80	5.15	5.49	
Salary & Wages	34.38	37.25	40.11	42.98	45.84	
Utilities	7.20	7.80	8.40	9.00	9.60	
Repairs & maintenance	0.25	0.27	0.29	0.32	0.34	
C. Contribution (A-B)	44.05	47.72	51.39	55.06	58.74	
D. Fixed cost	18.29	15.59	13.06	10.64	8.32	
Interest on term loan	4.96	4.01	2.99	1.88	0.68	
Interest on working capital	0	0	0	0	0	
Depreciation	13.33	11.58	10.07	8.76	7.63	
E. Breakeven point % = (D/C)	41.52%	32.68%	25.41%	19.33%	14.16%	

v. Payback period					
Year	Net Profit After Tax	Interest	Depreciation	Total cash inflow	Cumulative Surplus
1st Year	19.06	4.96	13.33	32.39	14.10
2nd Year	23.78	4.01	11.58	35.36	19.76
3rd Year	28.37	2.99	10.07	38.44	25.38
4th Year	32.87	1.88	8.76	41.64	30.99
5th Year	37.31	0.68	7.63	44.94	36.63
6th Year					

Payback period = 5 (Approx)

12. Projected Employment Details

Type of Employment	Number of Employees	Projected Cost (Lakh)
Skilled Manpower	7	14.1



Type of Employment	Number of Employees	Projected Cost (Lakh)
Semi-skilled Manpower	-	
Unskilled Manpower	30	43.20
TOTAL		57.30/-

13. Requirement of Statutory clearances

Item	Status
Partnership Deed	
Lease deed registration	
PAN	
GST Registration	
UDYAM	
Trade License	
NOC form local authority	

MODEL DETAILED PROJECT REPORT

ESTABLISHING MEAT PROCESSING UNIT

UNDER UTTAR POORVA TRANSFORMATIVE
INDUSTRIALIZATION SCHEME (UNNATI), 2024



उद्योग संवर्धन और आंतरिक व्यापार विभाग

DEPARTMENT FOR
PROMOTION OF INDUSTRY AND
INTERNAL TRADE

सत्यमेव जयते

DEPARTMENT FOR PROMOTION OF INDUSTRY AND INTERNAL TRADE
MINISTRY OF COMMERCE & INDUSTRY
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1. Introduction

The meat processing industry, also known as the meatpacking or slaughter industry, undertakes treating raw animal products, mainly meat, and turning them into different types of processed and packaged foods that people can buy, ranging from fresh meat cuts to sausages, bacon, or canned meats. The additional value which this industry big to the meat consumption segment of commodity market, is the better shelf life and the broad variety range within product category.

a. About the project

The proposed project is for setting up a meat processing unit. This unit will be capable of processing raw meat harvested from live animals, cooking/processing, canning, and packaging and labelling, so to retail the product to the end seller/customer. The project will cater to the growing needs of domestic ready-to-consume meat market, by enhancing the value of locally raised farm animals through efficient processing and packaging. The proposed processing unit venture entails a total investment of about --- Cr., includes a capital investment of Rs. Cr and a sum of Rs. ---- as Loan. The Net Present Value (NPV) of the project is around Rs. Cr million with an Internal Rate of Return (IRR) of XX% and average BEP XX%. The project will generate direct employment opportunity for XX persons. The legal business status of this project is proposed as 'Sole Proprietorship/Partnership/LLP/Pvt. Ltd.'

b. Indian Scenario

The meat production in India is 2.3 million tons per year (2010-2011). India exports more than 500,000 tons of meat of which majority is buffalo meat. Indian buffalo meat is witnessing strong demand in international markets due to its lean character and near organic nature. West Bengal is the highest producer of meat in India followed by Andhra Pradesh, Maharashtra, Uttar Pradesh and Bihar. It is also the largest consumer of meat products including "fresh" meat.

c. State Profile

Meghalaya though nestled in the northeastern region of India, offers significant potential in the meat processing sector because of favorable climate, rich livestock resources, and traditional meat-consuming culture. A large segment of the population is engaged in agriculture and animal husbandry, making livestock rearing a primary livelihood, and meat is a staple in the diet of most communities in Meghalaya, along with pork and chicken. In the State, traditional practices are common, and the local entrepreneurs employ indigenous methods for processing meat on a small scale using indigenous methods. Over the past decade or so, the average numbers of animals slaughtered annually is estimated at about 1.89 lac cattle, 1.81 lacs pigs, and 1.26 lacs goat, out of which about 40% of cattle, 11.25% pig and 18.36% goats are imported from outside the State.

d. Sector Overview

The meat processing sector in India is an emerging industry with significant potential, given the country's vast livestock resources and increasing demand for processed meat products both domestically and internationally. The sector is poised to grow, driven by urbanization, changing food preferences, and export opportunities. Cattle forms largest population globally, with India being the largest exporter of buffalo meat (carabeef). Livestock contributes around 4.5% to the national GDP and 25% to the agriculture GDP. Most meat is sold fresh in wet markets, with limited processing. As per estimates, only about 6-8% of total meat is processed in India compared to 60-70% in developed countries. Also, the demand for frozen, ready-to-cook, and packaged meat products is increasing in urban areas. Apart from a few larger business entities in the sector, most of the regional and small-

scale industry operates in specific regions, particularly in states with high meat consumption like Kerala, Tamil Nadu, and the Northeast.

2. Investor's Background

Details of all Investors in below format

Name	To be filled by the applicant
DOB	To be filled by the applicant
PAN	To be filled by the applicant
Address	To be filled by the applicant
Academic Qualification	To be filled by the applicant
Experience in business	To be filled by the applicant
Functional Responsibility in Unit	To be filled by the applicant
Name of associate concern (if any)	To be filled by the applicant
Nature of association (if any)	To be filled by the applicant
Net Worth	To be filled by the applicant

3. Company Profile

Name of the Unit	To be filled by the applicant
Constitution	To be filled by the applicant
PAN	To be filled by the applicant
Registered Office address	To be filled by the applicant
Activity	To be filled by the applicant
Loan details	To be filled by the applicant
Director	To be filled by the applicant
Unit Registration	To be filled by the applicant
Unit Location	To be filled by the applicant
Category of Project (Manufacturing/Service)	To be filled by the applicant
Zone	To be filled by the applicant
District	To be filled by the applicant
State	To be filled by the applicant

4. Details of product to be manufactured and its marketing potential

Canned meat is a convenient and versatile option for adding protein to your meals. Here are some popular types of canned meat and their uses:

Chicken: Available in chunks, shredded, or whole, canned chicken is great for salads, soups, and stews. It's already cooked, so you can add it directly to your dishes.

Spam: This blend of pork and ham can be sliced, cubed, grilled, or fried. It's a versatile option that can be used in sandwiches, musubi, or even breakfast dishes.

Corned Beef: Known for its rich flavor, corned beef is often used in sandwiches, hash, or with cabbage. It's preserved in saltwater, giving it a unique taste.

Ham: Canned ham can be found in various sizes and is perfect for soups, salads, or as a main dish. It can be sweet or savory, depending on your preference.

Turkey: Canned turkey is ideal for quick meals like turkey chili, soups, or potpies. It's low in fat and high in protein.

Canned meats are not only convenient but also have a long shelf life, making them a great pantry staple.

The canned meat market in India is experiencing significant growth, driven by several factors:

Rising Demand for Convenience Foods: With more people leading busy lifestyles, there's an increasing preference for ready-to-eat and easy-to-prepare meals. Canned meat fits perfectly into this trend.

Increasing Disposable Income: As the economy grows and income levels rise, more consumers can afford to buy canned meat products.

Urbanization: The shift towards urban living has led to a higher demand for convenient food options, including canned meat.

Growing Number of Working Women: The rise in the number of working women has boosted the demand for quick meal solutions, further driving the market.

Expansion of Retail and E-commerce: The growth of supermarkets, hypermarkets, and online grocery stores has made canned meat more accessible to a broader audience.

The market is projected to grow at a compound annual growth rate (CAGR) of around 7.18% from 2020 to 2026³. Major players in the market include Campbell Soup Company, Conagra Brands Inc., and Nestlé S.A., among others.

5. Details of Raw Materials with required quantity

Supplier	Raw material	Quantity	Year	Cost
To be filled by the applicant	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant

6. Proposed location and Site Plan

Sl. No.	Particulars	Details
1	Land Area	To be filled by applicant
2	Status of Legal title & Possession	To be filled by applicant
3	if leased, Period of lease	To be filled by applicant
4	Coordinates of location	To be filled by applicant
5	Details of CLU	To be filled by applicant
6	Connectivity to roads	
	i) State Highway (in Km.)	To be filled by applicant
	ii) National Highway (in Km.)	To be filled by applicant
7	Availability of Water	To be filled by applicant
8	Availability of Power	To be filled by applicant

a. Electrical Power

Electricity (55 KW machineries running 300 Days with 2 Shift i.e. Effective Hr. 16 hr. Total unit consumption - 264000. Present rate- Rs. 7.00/Unit

i. Construction Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

ii. Steady Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

iii. Peak Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

b. Water Requirement

i. Construction Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

ii. Steady Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

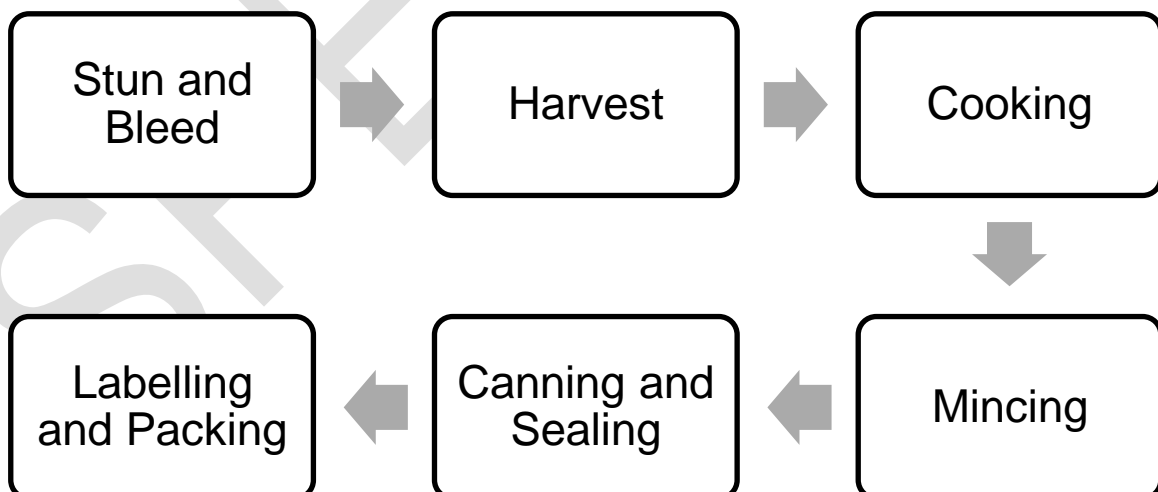
iii. Peak Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

- c. Transportation System
- d. Local Infrastructure
- e. Raw material procurement

7. Product Process Flow

Product development stages to be defined with details of input required at each stage of production and output generated after each stage of production for each product.



8. Cost of the Project

Particulars	Amount (Rs. In Lacs)
Land and Site Development	10.00
Civil Construction	50.00
Plant & Machinery	54.28
Electrical Installation	20.00
Preliminary and Preoperative Expenses	20.00
Miscellaneous Fixed Assets	5.00
Margin for Working Capital	231.78
Contingency Fund	2.63
Total Project Cost	393.69/-

a. Land details

The assumed required area for setting up the Dry Fruit (Cashew) Processing Unit is approx. 2631.5 sq. ft. The rate for Land is Rs. 3,80/sq. ft.

So, the cost of Land is Rs. 380 x 2631.5 = Rs. 10,00,000.00

b. Building and civil works details

Office Building with Works Shed - Rs.50,00,000.00

c. Plant and machinery details

Sl. No.	Particulars	Qty	Rate (Rs.)	GST (18%)	Amount (Rs.)
1	Slaughterhouse equipment	1	₹ 2,50,000.00	₹ 45,000.00	₹ 2,95,000.00
2	Ps-Steam Boiler: Ps-500 Kg/Hr. Capacity	1	₹ 6,00,000.00	₹ 1,08,500.00	₹ 7,08,000.00
3	PS-WORKING TABLE: Top stainless steel 304	1	₹ 1,75,000.00	₹ 31,500.00	₹ 2,06,500.00
4	Ps-Steam Jacketed Kettle (Model No. Psk110): 50 Gallons (225 Lt.)	1	₹ 1,25,000.00	₹ 22,500.00	₹ 1,47,500.00
5	PS-STRAIGHT LINE EXHAUSTS BOX: Capable of passing 2 A2! /2 cans	5	₹ 1,50,000.00	₹ 1,35,000.00	₹ 8,85,000.00



Sl. No.	Particulars	Qty	Rate (Rs.)	GST (18%)	Amount (Rs.)
6	PS-CANNING RETORT: With Thermometer and Pressure gauge Capacity 280/300 A21/2 cans	1	₹ 3,00,000.00	₹ 54,000.00	₹ 3,54,000.00
7	Electric hoist: 1 ton	2	₹ 2,00,000.00	₹ 72,000.00	₹ 4,72,000.00
8	Complete Reforming and seaming unit	2	₹ 2,50,000.00	₹ 90,000.00	₹ 5,90,000.00
9	Aluminum and SS vessels of various size	5	₹ 3,50,000.00	₹ 63,000.00	₹ 4,13,000.00
10	Meat mincer	1	₹ 1,75,000.00	₹ 31,500.00	₹ 2,06,500.00
11	Refrigerator -complete unit of freezer	1	₹ 2,50,000.00	₹ 45,000.00	₹ 2,95,000.00
12	Weigh scale – large	1	₹ 3,50,000.00	₹ 63,000.00	₹ 4,13,000.00
13	Masonry tanks for cooling /Pickling	1	₹ 2,50,000.00	₹ 45,000.00	₹ 2,95,000.00
14	Laboratory equipment	1	₹ 1,25,000.00	₹ 22,500.00	₹ 1,47,500.00
	TOTAL				₹ 54,28,000.00

d. Pre-operative expenses details

Approx- Rs. 20,00,000.00

e. Working Capital details

i) Raw Material Requirement: - (Annual)

Sl. No.	Item	Qty (Ton)	Rate (Rs.)	Total (Rs.) Lakh
1	Harvested meat	240	500	1200.00
2	Salt	2.4	5000	0.12
3	Seasoning	2.4	6000	0.144
4	Tinplate cans	480,000	3	14.40
	GRAND TOTAL			1214.664/-

ii) Utilities (Per Annum)

Sl. No.	Item	Total (Rs.) Lakh
1	Electricity (55 KWH running 300 Days with 2 Shift i.e. Effective Hr. 16 hr. Total unit consumption - 264000. Present rate- Rs 7/Unit	18.48



2	Water & Misc	-
GRAND TOTAL		18.48/-

iii) Salary & Wages (Per Annum)

S No	Designation	No of position	Unit	Wages/Month (Rs.)	Total/Annum (Rs.)
1	Harvester	1	No	12000	144000
2	Helper	12	No	9000	1296000
3	Machine operator	8	No	15000	1440000
4	Materials handling	2	No	9000	216000
Total					30.96/- Lakhs

iv) Selling & General Administration (Annum)

Sl. No.	Designation	No.	Wages/Month (Rs.)	Total/Annum (Rs.) Lakhs
1	CFC Head	1	40,000.00	4.80
2	Manager	1	30,000.00	3.60
3	Accountant	1	20,000.00	2.40
4	Data Operator	1	15,000.00	1.80
5	Security Guard	2	12,000.00	2.88
Total				15.48/-

v) Advertisement & General Stores

Sl. No.	Items	Cost (Rs.)
1	Advertisement per Annum	3,00,000/-
2	General Stores & Inventory	3,85,500/-
Total		6,85,500/-

WORKING CAPITAL= I+II+III+IV+V= 1214.664+18.48+30.96+15.48+6.855/- = Rs. 1286.90/- Lakhs

9. Proposed Means of Finance

Particulars	Amount (Rs. In La)
Promoter's Capital	177.16
Unsecured Loans	-
Term Loan form Bank/ Financial Institution	216.53
Total	393.69/-



10. Implementation Schedule with time chart

Activities	Starting Month	Ending Month
Arrangement of land	To be filled by applicant	To be filled by applicant
Single window clearance	To be filled by applicant	To be filled by applicant
Land development	To be filled by applicant	To be filled by applicant
Building and Civil Works	To be filled by applicant	To be filled by applicant
Order and delivery of P&M	To be filled by applicant	To be filled by applicant
Power arrangement	To be filled by applicant	To be filled by applicant
Manpower arrangement	To be filled by applicant	To be filled by applicant
Procurement of raw materials	To be filled by applicant	To be filled by applicant
Trial Operation	To be filled by applicant	To be filled by applicant
Commercial Operation	To be filled by applicant	To be filled by applicant

8. Projected Financial Analysis

a. Installed Production Capacity	Quantity	Unit	Rate	Amount (Rs.) Lakh
Canned Meat	232	Ton	1000	2320
Production capacity/Annum				2320
b. SCHEDULE OF PRODUCTION AND SALES				
RAW MATERIAL MIX AND CONSUMABLES REQUIRED				
Item	Quantity	Unit	Rate	Amount (Rs.) Lakh
Raw Material				



Harvested Meat	240	Ton	500	1200		
Salt	2.4	Ton	5000	0.12		
Seasoning	2.4	Ton	6000	0.144		
Tin Cans	480000	Pieces	3	14.4		
c. Cost of Raw Material Consumed/Annum					1214.664	
Parameters		1st Year	2nd Year	3rd Year	4th Year	5th Year
Capacity Utilization		60%	65%	70%	75%	80%
		232	232	232	232	232
Canned meat (0.5 Kg)		139.2	150.8	162.4	174	185.6
Production (In Ton) as per Capacity Utilized		139.2	150.8	162.4	174	185.6
d. BREAK UP PRODUCTION AS PER UTILIZED CAPACITY						
ITEMS		1st Year	2nd Year	3rd Year	4th Year	5th Year
Capacity Utilization		60%	65%	70%	75%	80%
Canned Meat (0.5 kg)		139.2	150.8	162.4	174	185.6
		0	0	0	0	0
TOTAL PRODUCTION		139.2	150.8	162.4	174	185.6
Sales Details						
Items		1st Year	2nd Year	3rd Year	4th Year	5th Year
Canned Meat (0.5 kg)		1392	1508	1624	1740	1856
		0	0	0	0	0
NET Sales Price		1392	1508	1624	1740	1856



GST RATE@0%		0	0	0	0	0
GROSS Sales Price		1392	1508	1624	1740	1856
e. COST OF PRODUCTION						
Items		1st Year	2nd year	3rd Year	4th Year	5th Year
		60%	65%	70%	75%	80%
Raw Materials Consumed		728.7984	789.5316	850.2648	910.998	971.7312
Power & Fuel		11.088	12.012	12.936	13.86	14.784
Direct Labor & Wages		27.864	30.186	32.508	34.83	37.152
Advertisement & Gen. Stores		4.113	4.45575	4.7985	5.14125	5.484
Repairs & Maintenance		0.250272	0.271128	0.291984	0.31284	0.333696
Other Manufacturing Exp.						
COST OF PRODUCTION		772.11	836.46	900.80	965.14	1029.48

f. PROJECTED PROFITABILITY STATEMENT						
		1st Year	2nd year	3rd Year	4th Year	5th Year
Capacity Utilized		60%	65%	70%	75%	80%
A. Sales						
Gross Sales		1392	1508	1624	1740	1856
Less: GST		0	0	0	0	0
NET SALES		1392	1508	1624	1740	1856
B. Cost of Production						
Raw Materials Consumed		728.7984	789.5316	850.2648	910.998	971.7312



Power & Fuel		11.088	12.012	12.936	13.86	14.784
Direct Labor & Wages		27.864	30.186	32.508	34.83	37.152
Advertisement & General Stores		4.113	4.45575	4.7985	5.14125	5.484
Repairs & Maintenance		0.250272	0.271128	0.291984	0.31284	0.333696
Other Manufacturing Exp.		0	0	0	0	0
Total Cost of Production (C)		772.11	836.46	900.80	965.14	1029.48
g. Gross Profit (A-C)		619.89	671.54	723.20	774.86	826.52
Interest Expenses						
Interest Expenses (Term Loan) @7.65% /Annum for 5 yr.		15.29	12.36	43.06	5.78	2.10
Interest Expenses (WC Loan) @11% /Annum		14.04	14.74	15.48	16.25	17.07
Others						
Profit before Taxation		590.56	644.44	664.67	752.82	807.35
Provision for Taxation		153.55	167.56	172.81	195.73	209.91
Profit After Taxation		437.01	476.89	491.85	557.09	597.44

h. DEBT SERVICE COVERAGE RATIO (COMPANY AS A WHOLE)

	1 st Year	2 nd year	3 rd Year	4 th Year	5 th Year
Profit After Tax	437.01	476.89	491.85	557.09	597.44
Add: - Interest Expenses (Term Loan) @7.65% /Annum for 7yrs	15.29	12.36	43.06	5.78	2.10
Interest Expenses (WC Loan) @11% /Annum for 7 yrs	14.04	14.74	15.48	16.25	17.07



Depreciation		13.142	11.4207	9.932595	8.64520575	7.53067489
Total (A)		394.544004	438.366682	423.38391	526.402216	570.735688
Interest Expenses (Term Loan) @7.65% /Annum for 7yrs		15.29	12.36	43.06	5.78	2.10
Interest Expenses (WC Loan) @11% /Annum for 7 yrs		14.04	14.74	15.48	16.25	17.07
Depreciation		13.14	11.42	9.93	8.65	7.53
Total (A)		394.544004	438.366682	423.38391	526.402216	570.735688
Interest Expenses (Term Loan) @7.65% /Annum for 7yrs		15.29	12.36	43.06	5.78	2.10
Interest Expenses (WC Loan) @11% /Annum for 7 yrs.		14.04	14.74	15.48	16.25	17.07
Term Loan Repayment		36.96	39.89	43.06	46.47	50.15
Total Debt Payment (B)		66.29	66.99	101.59	46.47	50.15
DSCR (A/B)		5.39	5.95	3.74	10.33	10.38
Cash Inflow		357.58	398.47	380.33	479.94	520.59
i. BREAK EVEN ANALYSIS		1st year	2nd year	3rd Year	4th Year	5th Year
A. Net Sales		1392	1508	1624	1740	1856
B. Variable Expenses						
Raw Materials Consumed		728.7984	789.5316	850.2648	910.998	971.7312
Power & Fuel		11.088	12.012	12.936	13.86	14.784
Consumable Stores		4.113	4.45575	4.7985	5.14125	5.484
Repairs & Maintenance		0.250272	0.271128	0.291984	0.31284	0.333696
		744.25	806.27	868.29	930.31	992.33
C. Contribution (A-B)		647.75	701.73	755.71	809.69	863.67



D. Fixed Expenses						
Direct Labor & Wages		27.864	30.186	32.508	34.83	37.152
Selling, General & Administration		0	0	0	0	0
		27.864	30.186	32.508	34.83	37.152
Breakeven Sales at Operating Capacity		0.47	0.47	0.47	0.47	0.47

j. Projected Balance Sheet					
	1st Year	2nd Year	3rd Year	4th Year	5th Year
Liabilities					
Capital	177.16	177.16	177.16	177.16	177.16
Revenue Reserves	43.70	47.69	49.19	55.71	59.74
Net Worth	220.86	224.85	226.35	232.87	236.90
Term Loan	36.96	39.89	43.06	46.47	50.15
Working Capital Limit	14.04	14.74	15.48	16.25	17.07
Current Liabilities					
Creditors					
Liability for expenses	772.11	836.46	900.80	965.14	2008.75
Total	1043.98	1115.94	1185.68	1260.73	2312.87
Assets					
Fixed Assets					
Gross block	104.28	91.14	79.72	69.78	61.14
Depreciation	13.14	11.42	9.93	8.65	7.53
Net Fixed Assets	117.42	102.56	89.65	78.43	68.67
Non-Current asset/investments					
Current assets					
Inventory	533.25	584.18	653.36	680.92	1706.51
Debtors					
Security Deposits					
Loans and Advances					
Cash & Bank Balance	393.31	429.20	442.67	501.38	537.69
Total	1043.98	1115.94	1185.68	1260.73	2312.87



k. CALCULATION OF PAYBACK PERIOD					
Investment	393.69/-	Lakhs			
Cash In Flow	357.58/-	Lakhs			
(PAT-Depreciation-Interest)	394.54/-	Lakhs			
PAY BACK PERIOD	5	Years			

9. Projected Employment Details

Type of Employment	Number of Employees	Projected Cost
Skilled Manpower	12	26.24
Semi-skilled Manpower	2	4.20
Unskilled Manpower	22	18.00
TOTAL		48.84/-

10. Requirement of Statutory clearances

Item	Status
Partnership Deed	
Lease deed registration	
PAN	
GST Registration	
UDYAM	
Trade License	
NOC form local authority	

MODEL DETAIL PROJECT REPORT

ESTABLISHMENT OF OLEOCHEMICAL MANUFACTURING UNIT

UNDER UTTAR POORVA TRANSFORMATIVE INDUSTRIALIZATION SCHEME (UNNATI), 2024



उद्योग संवर्धन और आंतरिक व्यापार विभाग

**DEPARTMENT FOR
PROMOTION OF INDUSTRY AND
INTERNAL TRADE**

DEPARTMENT FOR PROMOTION OF INDUSTRY AND INTERNAL TRADE
MINISTRY OF COMMERCE & INDUSTRY
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#GTBharat
SHAPING A VIBRANT INDIA

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1. Introduction

The oleochemical manufacturing industry includes the processing of natural oils and fats, both of vegetable and animal origin, into numerous substances, such as:

- Fatty acids by cleavage (splitting) of the triglyceride's molecule into its constituents (i.e. fatty acids and glycerine).
- Biodiesel, mainly by substitution (transesterification of glycerine with methanol in the triglycerides molecule); and
- Glycerine by processing glyceric aqueous solutions mainly derived from transesterification and splitting.

This article will focus on the production of fatty acids, glycerin (which is a co-product of fatty acid production) and their derivatives. Fatty Acids and their chemical derivatives have a place in almost every aspect of modern living. They are used in shampoos, liquid detergents, fabric softeners, lotions, flavors, fragrances and much more.

Fatty Acid Process Plants and Glycerin Process Plants supply a wide range of industrial applications with thousands of end-products mainly in the following fields:

- Coating & Paints
- Cosmetics
- Emulsifiers
- Lubricants
- Plasticizers
- Rubber Chemicals
- Soap & Detergents
- Surfactants
- Textile Chemicals

a. About the project

The proposed project is for setting up a Oleochemical Manufacturing Unit. This unit will be capable of integrated Oleochemical manufacturing to the end customer. The project will cater to the growing needs of domestic Oleochemical market. The Fast-Moving Consumer Goods industry has seen a steady growth over the past many years due to several factors which include population growth, growth of shopping malls and departmental stores, increased urbanization and a growing middle class and enhanced purchasing power of the public. All these factors have contributed directly and indirectly towards an increased demand for Oleochemical. The proposed business venture entails a total investment of about Rs. XX.XX million. This includes a capital investment of Rs. XX.XX million and a sum of Rs. X.XX million as initial working capital. The project is financed through X% debt and X% equity. The Net Present Value (NPV) of the project is around Rs. XX.XX million with an Internal Rate of Return (IRR) of X% and a payback period of X.XX years. Higher returns on investment and a steady growth of business are expected if the entrepreneur has some prior experience / education in the related field of business. The project will generate direct employment opportunity for XX persons. The legal business status of this project is proposed as 'Sole Proprietorship/Partnership/LLP/Pvt. Ltd.'.

b. Global Scenario

The global oleochemicals market size was estimated at USD 24.42 billion in 2023 and is projected to grow at a CAGR of 7.0% in terms of revenue from 2024 to 2030. The market outlook is considered positive due to the increasing demand for biodegradable products and restrictions on petrochemical-based products.

The demand for oleochemicals derivatives is growing at a steady pace owing to an increase in the consumption of personal care, pharmaceutical, and food products. The demand for personal care products is witnessing growth due to an increase in disposable income, product innovation, and high market penetration. Oleochemicals are widely used in FMCG products such as soaps, toothpaste, and moisturizing lotions. The demand for these products is increasing as companies in the personal care industry are focusing on maximizing the visibility of the products



to potential customers through online promotional activities, sweepstakes, and other initiatives in the developed regions.

major opportunity for the global oleochemicals industry lies in the increasing demand for sustainable and renewable products across various industries. Oleochemicals, derived from natural fats and oils, offer a viable alternative to petroleum-based chemicals. As consumers become more environmentally conscious, there is a rising preference for products with a reduced carbon footprint. For instance, in the personal care industry, there is a growing demand for natural and organic ingredients. Oleochemicals such as coconut oil and palm oil derivatives are used in the production of soaps, shampoos, and skin care products due to their gentle and eco-friendly properties.

c. Indian Scenario

The India oleochemicals market is poised for significant growth in the coming years, fueled by a multitude of factors that have set the stage for expansion.

The India Oleochemicals Market achieved a total market value of USD 1.76 billion in 2023 and is poised for strong growth in the forecast period, with a projected Compound Annual Growth Rate (CAGR) of 3.76% through 2029 and is anticipated to reach at USD 2.18 billion by 2029. Oleochemicals, primarily sourced from natural raw materials such as plant and animal fats, have garnered substantial attention in recent years. The production process involves the use of activated carbon to purify, decolorize, and deodorize fatty acids and their derivatives. A key advantage of oleochemicals lies in their biodegradable nature and low toxicity, making them highly environmentally friendly. Both scientists and consumers recognize and value these products for their natural, green, organic, safe, renewable, and biodegradable characteristics.

As a result, the demand for oleochemicals has surged, driven by the growing preference for green chemicals and high demand from various end-use industries. The ready availability of raw materials has also contributed to the increasing popularity of oleochemicals. With tightening environmental regulations and the depletion of non-renewable resources, oleochemicals are emerging as a viable alternative to petroleum-based products in the market. Manufacturers are proactively substituting chemical products with biobased eco-friendly alternatives to meet the rising demand for sustainable solutions. This transition not only reduces pollution but also leads to long-term time and cost savings.

In the food and beverage industry, oleochemicals are applied in the production of FDA-approved food packaging and food contact surface sanitizers. Additionally, triple-pressed stearic acid, a type of oleochemical, is widely used as a mold-release agent. The expanding food industry in developing countries, combined with increased oleochemical usage, is expected to create significant growth opportunities in the market. Furthermore, oleochemicals play a vital role in the production of household and industrial cleaning products such as surfactants, cleansing agents, emulsifiers, foam boosters, and degreasers. The rising disposable income and population growth in countries like India and China are anticipated to fuel the demand for oleochemicals in the Asia-Pacific region. Overall, the versatility and eco-friendliness of oleochemicals make them a promising solution in various industries, paving the way for sustainable and environmentally conscious practices.

d. State Profile

India is pushing for palm cultivation in the northeastern states of Assam, Mizoram and Arunachal Pradesh to increase production of oil, a commodity that costs the country millions in imports annually.

Most recently, Ruchi Soya Industries Ltd—owner of brands like Nutrela, Mahakosh and Sunrich—signed a Memorandum of Understanding (MoU) with Arunachal Pradesh government to development oil palm in 25,000 hectares in four districts of the state.

The Centre and state governments have been promoting oil palm cultivation in India, one of the world's largest consumers of oilseeds and vegetable oil.

India's production of these goods can satisfy only half of its demand, the rest is imported. Palm oil/palmolein constitutes about 80 per cent of all edible oil imports. In 2014-15, India imported around 12.7 million tons of edible



oil, as per Ministry of Agriculture data. With per capita consumption of vegetable oils at the rate of 16 kg per year per person for a projected population of 1.27 billion, the total vegetable oils demand is likely to touch 20.4 million tons by 2017.

To reduce its import bill on edible oils, which is estimated close to US \$10 billion, government of India is building capacity for local production. While schemes such as Oil Palm Development Programme (OPDP) were launched in multiple states by 1992, palm cultivation did not gain traction in the country.

In a relatively recent development, Rs 3,507 crores were sanctioned to National Mission on Oilseeds and Oil Palm in 2014. One of the aims of this scheme is bring 125,000 hectares of area under oil palm cultivation through area expansion. Nineteen states are a part of oil palm expansion plan, of these seven—Mizoram, Arunachal Pradesh, Assam, Manipur, Meghalaya, Nagaland and Tripura—are from India's northeast.

Assam has allocated Rs 503 lakhs for oil palm mission in its 2016-17 plan, while Arunachal Pradesh assigned Rs 511 lakhs. Manipur and Mizoram have also budgeted Rs 362 lakhs and Rs 1,514 lakhs respectively for 2016-17. The money comes from both, the Central and state governments.

e. Sector Overview

Oleochemicals are a class of aliphatic molecules derived from plant oils, animal fats, and petrochemical feedstocks. In 2021, global revenue in the oleochemical market reached USD 33.1 billion, with growth projected to continue to USD 54.4 billion by 2029. The diverse chemical properties of different oleochemicals have led to applications in pharmaceuticals, cosmetics, fuels, agriculture, and others. This opinion will focus on a subset of oleochemicals referred to as medium-chain (i.e. C₆–C₁₂) fatty alcohols (^mcFaOHs). Compared with short- or long-chain FaOHs, the amphipathic, stability, and antifoaming properties of ^mcFaOHs have popularized their use in many personal care products, lubricants, surfactants, and plasticizers. The global ^mcFaOH market exceeded USD 0.9 billion in 2019 and is predicted to reach USD 1.3 billion by 2027. Given the growing market demand and limited natural supply, ^mcFaOHs and their derivatives are sold at 2–3 times the price of other oleochemicals such as fatty acid methyl-esters (FAMES), free fatty acids (FFAs), and fatty alcohols of other chain lengths.

2. Investor's Background

Details of all Investors in below format

Name	To be filled by the applicant
DOB	To be filled by the applicant
PAN	To be filled by the applicant
Address	To be filled by the applicant
Academic Qualification	To be filled by the applicant
Experience in business	To be filled by the applicant
Functional Responsibility in Unit	To be filled by the applicant
Name of associate concern (if any)	To be filled by the applicant
Nature of association (if any)	To be filled by the applicant
Net Worth	To be filled by the applicant



3. Company Profile

Name of the Unit	To be filled by the applicant
Constitution	To be filled by the applicant
PAN	To be filled by the applicant
Registered Office address	To be filled by the applicant
Activity	To be filled by the applicant
Loan details	To be filled by the applicant
Director	To be filled by the applicant
Unit Registration	To be filled by the applicant
Unit Location	To be filled by the applicant
Category of Project (Manufacturing/Service)	To be filled by the applicant
Zone	To be filled by the applicant
District	To be filled by the applicant
State	To be filled by the applicant

4. Details of product to be manufactured and its marketing potential

Fatty Acid

Fatty acids have a wide range of commercial applications. For example, they are used not only in the production of numerous food products but also in soaps, detergents, and cosmetics. Soaps are the sodium and potassium salts of fatty acids. Some skin-care products contain fatty acids, which can help maintain healthy skin appearance and function. Fatty acids, particularly omega-3 fatty acids, are also commonly sold as dietary supplements.

Fatty acid, important component of lipids (fat-soluble components of living cells) in plants, animals, and microorganisms. Generally, a fatty acid consists of a straight chain of an even number of carbon atoms, with hydrogen atoms along the length of the chain and at one end of the chain and a carboxyl group ($-\text{COOH}$) at the other end. It is that carboxyl group that makes it an acid (carboxylic acid). If the carbon-to-carbon bonds are all single, the acid is saturated; if any of the bonds is double or triple, the acid is unsaturated and is more reactive. A few fatty acids have branched chains; others contain ring structures (e.g., prostaglandins). Fatty acids are not found in a free state in nature; commonly they exist in combination with glycerol (an alcohol) in the form of triglyceride.

Global omega 3 based fatty acids market size for food application may be valued at over USD 2 billion by 2025. Omega 3 promotes cardiovascular health and reduces the risk of several infectious diseases. These essential fatty acids contain antioxidants which help in keeping the skin hydrated and help in maintaining youthful appearance of the skin. They are also consumed as food sources & medicines and play a crucial role in enhancing metabolism and contribute to a nutrient rich diet. Increasing consumer inclination towards a healthy diet may drive fatty acids for food applications market demand.

Fatty acids market size for food applications from saturated type may witness significant growth at over 9.5% up to 2025. These fatty acids are obtained from coconut oil, palm oil, butter fat and form a vital part of nutrition owing to their ability promote blood lipid levels in humans. It also helps in maintaining healthy skin and plays a crucial role in eye and brain development in children, which should stimulate the market growth.

Fatty acids market size from food & beverages application may witness significant gains at over 9.5% by the end of forecast period. Various vegetarian foods such as green leafy vegetables & soybean oil contain omega 3 which is beneficial for health. Rise in per capita income, growing R&D activities to enhance more food items with fatty acids and consumer inclination towards omega enriched food will boost the product demand in the industry.



Glycerol

Glycerol also known as Glycerine is the main component of triglycerides that is usually found in vegetable oil animal fat, and crude oil. Glycerol is derived from biodiesel production or from soap. Glycerine is an organic alcohol mixture of sugar and alcohol and is fully miscible in water. Apart from water, glycerine is miscible in various other substances and compounds. Due to its properties, glycerine has many uses and applications in every industry vertical. The most common uses and application of Glycerol are as follows:

- Thickening agent in cosmetics and foods
- Emulsifier and humectant in cosmetics
- Sweetening agent
- Plasticizer in packaging, paints and paper industry
- Preservative in many industries, such as foods and beverages

Glycerine is the simplest of the alcohols and is known by its IUPAC name as propane-1,2,3-triol. It is also known as glycerol, trihydroxypropane, 1,2,3-propanetriol, glycer-itol or glycidic alcohol. Glycerin is a sugary and clear liquid with a sweet taste and is extremely hygroscopic (water attracting) in pure form. The chemical compound contains three hydrophilic hydroxyl groups which are accountable for being hygroscopic. Instead of being crystallized, glycerine tends to super cool at low temperatures. Aqueous glycerine solutions resist freezing and are utilized as antifreeze in cooling systems. Glycerine does not oxidize in the atmosphere in normal room temperature but can be easily oxidized by other oxidizing agents. Additionally, Glycerol has low vapor pressure and low volatility that is connected with its hygroscopic property of the compound.

Global glycerin market is expected to reach USD 7.21 billion by 2030, at a CAGR of 6.90% from 2021 to 2030. The rising adoption of the glycerin in food and beverage industry is the primary factor for market growth and development for glycerin in present scenario.

5. Details of Raw Materials with required quantity

Supplier	Raw material	Quantity	Year	Cost
To be filled by the applicant	Vegetable Oil (Palm Oil, Coconut Oil, etc.)	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Alcohol for Esterification (Methanol)	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Catalyst (NAOH)	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Hydrogen for Hydrogenation	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Additives (Butylated Hydroxytoluene, Butylated Hydroxyanisole, etc.)	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant



Supplier	Raw material	Quantity	Year	Cost
	Water	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Colorants and Fragrances	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant

6. Proposed location and Site Plan

Sl. No.	Particulars	Details
1	Land Area	To be filled by applicant
2	Status of Legal title & Possession	To be filled by applicant
3	if leased, Period of lease	To be filled by applicant
4	Coordinates of location	To be filled by applicant
5	Details of CLU	To be filled by applicant
6	Connectivity to roads	
	i) State Highway (in Km.)	To be filled by applicant
	ii) National Highway (in Km.)	
7	Availability of Water	To be filled by applicant
8	Availability of Power	To be filled by applicant

a. Electrical Power

Electricity as of latest Peer comparison = 100 KWH/Ton. Daily electricity consumption is = 20 Ton × 100 KWH = 2000 KWH or Unit.

i. Construction Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

ii. Steady Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

iii. Peak Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

b. Water Requirement

As per latest Peer comparison water consumption per Ton of Production = 6 KL of Water. For 20 Ton production per day, water consumption = $20 \times 6 = 120$ KL

i. Construction Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

ii. Steady Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

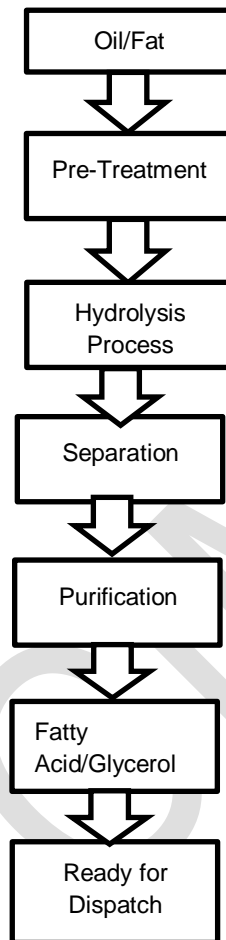
iii. Peak Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

- c. Transportation System
- d. Local Infrastructure
- e. Raw material procurement

7. Product Process Flow

Product development stages to be defined with details of input required at each stage of production and output generated after each stage of production for each product.



Raw materials

Palm Oil or Coconut Oil

Pre-Treatment

- Degumming: Remove impurities like phospholipids and other non-oil components.
- Neutralization: Use an acid to neutralize free fatty acids and remove impurities.

Hydrolysis Process

- Heating: Palm oil is heated to around 200-250 Degree Celsius.
- High Pressure Water Addition: Water is added under high pressure to break down triglycerides.
- Catalyst Addition: Acid or Base catalyst can be used to speed up the reaction.

Separation

- Fatty Acids: Separated as the main product, which can be further purified and fractioned.
- Glycerol: By-product collected and refined for further use.

Purification

- Fatty Acid purification: Fractionation or distillation to separate different fatty acids (e.g. Oleic, Stearic, Palmitic).
- Glycerol Purification: Further purification to remove water and impurities, often by distillation.

Final Products

- Purified Fatty Acids: Ready for use in soaps, detergents, or other products.
- Refined Glycerol: Used in pharmaceuticals, cosmetics, or as a base for other chemicals.

8. Cost of the Project

Particulars	Amount (Rs. In Lacs)
Land & Land Development	8.25
Factory Building & Office	412.50
Plant & Machinery & Other Equipment	1588.47
Misc. Fixed Assets	20.00
Preliminary Expense	9.00
Pre-Operative Expense	7.92
Margin Money for Working Capital	5500.00
Contingency	916.67
Provision for Buildings (2.5% of Buildings)	79.42
Provision for Buildings (2.5% of Buildings)	10.31
Total	8552.54/-

a. Land details

The required area for setting up the Oleochemical manufacturing Unit is approx. 55000 Sq.Ft. The rate for Land is- Rs.150/Sq.ft.

So, the Cost of Land- Rs. 55000x 150= Rs.8,250,000/-=Approx-8,250,000/-

b. Building and civil works details

Office Building with Works Shed- 33000 Sq. Ft. x 1000 = Rs.33,000,000/-



Total Land with Building & Works Shed- Rs. 8,250,000 + Rs. 33,000,000 = Rs. 41,250,000/-

c. Plant and machinery details

Sl. No.	Particulars	Qty	Rate (Rs.) Lakh	Amount (Rs.) Lakh
1	Clarifier Machine (50 HP)	1	4.70	4.70
2	Degumming Machine (20 Ton/Day)	1	337.00	337.00
3	Neutralizer (20 Ton/Day)	1	3.00	3.00
4	Bleaching Machine (20 Ton/Day)	1	200.00	200.00
5	Deodorization Plant (20 Ton/Day)	1	40.00	40.00
6	Fat Splitting Plant (20 Ton/Day)	1	410.00	410.00
7	Evaporation Machine for Glycerol	1	5.00	5.00
8	Distillation Column for Glycerol	1	90.00	90.00
9	Heat Exchanger	1	8.00	8.00
10	Steam Boiler (6 ton)	1	25.00	25.00
11	Screw Compressor (200 CFM)	1	8.00	8.00
12	DG Set 750 KVA		50.00	50.00
13	ETP Set1	1	15.00	15.00
14	External electrical including transformer (1250 KVA)	1	20.00	20.00
15	Electrical Panels, Breakers, Wires	1	25.00	25.00
	Total			1240.70/-

d. Pre-operative expenses details

Approx- Rs. 7.92 Lakh

e. Working Capital details

I) Raw Material Requirement: - (Annual)

Sl. No.	Item	Qty	Rate (Rs.)	Total (Rs.) Lakh
1	Vegetable Oil (Palm Oil, Coconut Oil, etc.)	6818 Ton	50,000	3409.00
2	Alcohol for Esterification (Methanol)	1302 Ton	27,000	351.54
3	Catalyst (NAOH)	18 Ton	90,000	16.20



4	Hydrogen for Hydrogenation	480 Ton	16,000	76.80
5	Additives (Butylated Hydroxytoluene, Butylated Hydroxyanisole, etc.)	120 Kg	250	0.30
6	Colorants and Fragrances	5 Ton	200000	16.00
GRAND TOTAL				3869.84

II) Utilities (Per Annum)

Sl. No.	Item	Total (Rs.) Lakh
1	Electricity (2000 KWH running 300 Days with 2 Shift i.e. Effective Hr. 12 hr. Total unit consumption -12,00,000. Present rate-Rs8.92/Unit	135.84
2	Water & Misc	-
GRAND TOTAL		135.84/-

iii) Salary & Wages (Per Annum)

Sl. No.	Designation	No.	Wages/Month (Rs.)	Total/Annum (Rs.)
1	Accountant cum Manager	1	1,00,000	12,00,000
2	General Manager	1	1,50,000	18,00,000
3	Production Manager	1	1,00,000	12,00,000
4	Maintenance Manager	1	1,00,000	12,00,000
5	Quality Control/Analysis manager	1	1,00,000	12,00,000



6	Production Supervisors	3	25,000	9,00,000
7	Operator	20	20,000	48,00,000
8	Maintenance assistant	5	20,000	12,00,000
9	Quality Officer	6	20,000	14,40,000
10	Unskilled Labor	20	10,000	24,00,000
GRAND TOTAL				1,73,00,000

Note: Every year increment @ 5% has been considered towards financial calculation.

iv) Selling & General Administration (Annum)

Sl. No.	Designation	No.	Wages/Month (Rs.)	Total/Annum (Rs.)
1	Store Manager	1	80,000	9,60,000
2	Store Boy	3	15,000	5,40,000
3	Sales Manager	1	1,50,000	18,00,000
4	Salesperson	3	30,000	10,80,000
GRAND TOTAL				43,80,000/-

v) Advertisement & General Stores

Sl. No.	Items	Cost (Rs.)
1	Advertisement per Annum	3,00,000/-
2	General Stores & Inventory	3,85,500/-
Total		6,85,500/-

WORKING CAPITAL= I+II+III+IV+V= 386984000+13584000+17300000+4380000+6855000/- = Rs. 422933500/-



9. Proposed Means of Finance

Particulars	Amount (Rs. In Lacs)
Promoter's Capital	2990.50
Unsecured Loans	854.43
Term Loan form Bank/ Financial Institution	4699.35
Total	8544.29/-

a. **Working Capital limit:** Rs. 1691.732/- Lakh

10. Implementation Schedule with time chart

Activities	Starting Month	Ending Month
Arrangement of land	To be filled by applicant	To be filled by applicant
Single window clearance	To be filled by applicant	To be filled by applicant
Land development	To be filled by applicant	To be filled by applicant
Building and Civil Works	To be filled by applicant	To be filled by applicant
Order and delivery of P&M	To be filled by applicant	To be filled by applicant
Power arrangement	To be filled by applicant	To be filled by applicant
Manpower arrangement	To be filled by applicant	To be filled by applicant
Procurement of raw materials	To be filled by applicant	To be filled by applicant
Trial Operation	To be filled by applicant	To be filled by applicant
Commercial Operation	To be filled by applicant	To be filled by applicant

11. Projected Financial Analysis

a. Installed Production Capacity	Quantity	Unit	Rate	Amount (Rs.) Lakh
Fatty Acid	4800	Ton	190000	9120
Glycerol	480	Ton	90000	720
Production Capacity Per Annum	5280	Ton		9840
b. SCHEDULE OF PRODUCTION AND SALES				
RAW MATERIAL MIX AND CONSUMABLES REQUIRED				



Item	Quantity	Unit	Rate	Amount (Rs.) Lakh
Raw Material				
Vegetable Oil (Palm Oil, Coconut Oil, etc.)	6818	Ton	50,000	3409
Alcohol for Esterification (Methanol)	1302	Ton	27,000	351.54
Catalyst (NAOH)	18	Ton	90,000	16.2
Hydrogen for Hydrogenation	480	Ton	16,000	76.8
Additives (Butylated Hydroxytoluene, Butylated Hydroxyanisole, etc.)	120	Kg	250	0.3
Colorants and Fragrances	5	Ton	200000	10

c. Cost of Raw Material Consumed/Annum **3863.84**

Parameters	1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Capacity Utilization	60%	65%	70%	75%	80%
	5,600	5,600	5,600	5,600	5,600
Fatty Acid	2880	3120	3360	3600	3840
Glycerol	480	520	560	600	640
Production (In Ton) as per Capacity Utilized	3360	3640	3920	4200	4480

d. BREAK UP PRODUCTION AS PER UTILIZED CAPACITY

ITEMS	1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Capacity Utilization	60%	65%	70%	75%	80%
Fatty Acid	2880	3120	3360	3600	3840
Glycerol	480	520	560	600	640
TOTAL PRODUCTION	3360	3640	3920	4200	4480



Sales Details						
Items		1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Fatty Acid		5472	5928	6384	6840	7296
Glycerol		432	468	504	540	576
NET Sales Price		5904	6396	6888	7380	7872
GST RATE @18%		1062.72	1151.28	1239.84	1328.4	1416.96
GROSS Sales Price		6966.72	7547.28	8127.84	8708.4	9288.96
e. COST OF PRODUCTION						
Items		1 st Year	2 nd year	3 rd Year	4 th Year	5 th Year
		60%	65%	70%	75%	80%
Raw Materials Consumed		2318.304	2511.496	2704.688	2897.88	3091.072
Power & Fuel		81.504	88.296	95.088	101.88	108.672
Direct Labor & Wages		130.08	140.92	151.76	162.6	173.44
Advertisement & Gen. Stores		4.113	4.45575	4.7985	5.14125	5.484
Repairs & Maintenance		3.96768	4.29832	4.62896	4.9596	5.29024
Other Manufacturing Exp.		-	-	-	-	-
COST OF PRODUCTION		2537.97	2749.47	2960.96	3172.46	3383.96

f. PROJECTED PROFITABILITY STATEMENT						
		1 st Year	2 nd year	3 rd Year	4 th Year	5 th Year
Capacity Utilized		60%	65%	70%	75%	80%
A. Sales						
Gross Sales		6966.72	7547.28	8127.84	8708.4	9288.96
Less: GST		1062.72	1151.28	1239.84	1328.4	1416.96
NET SALES		5904	6396	6888	7380	7872

B. Cost of Production						
Raw Materials Consumed		2318.304	2511.496	2704.688	2897.88	3091.072
Power & Fuel		81.504	88.296	95.088	101.88	108.672
Direct Labor & Wages		130.08	140.92	151.76	162.6	173.44
Advertisement & General Stores		4.113	4.45575	4.7985	5.14125	5.484
Repairs & Maintenance		3.96768	4.29832	4.62896	4.9596	5.29024
Other Manufacturing Exp.		0	0	0	0	0
Total Cost of Production (C)		2537.97	2749.47	2960.96	3172.46	3383.96
g. Gross Profit (A-C)		4428.75	4797.81	5166.88	5535.94	5905.00
Interest Expenses						
Interest Expenses (Term Loan) @7.65% /Annum for 5 yr.		331.76	268.19	934.43	125.54	45.63
Interest Expenses (WC Loan) @11% /Annum		38.42	40.34	42.36	44.48	46.70
Others						
Profit before Taxation		4058.57	4489.28	4190.09	5365.92	5812.67
Provision for Taxation		1055.23	1167.21	1089.42	1395.14	1511.30
Profit After Taxation		3003.34	3322.07	3100.67	3970.78	4301.38

h. DEBT SERVICE COVERAGE RATIO (COMPANY AS A WHOLE)						
		1 st Year	2 nd year	3 rd Year	4 th Year	5 th Year
Profit After Tax		3003.34	3322.07	3100.67	3970.78	4301.38
Add: - Interest Expenses (Term Loan) @7.65% /Annum for 7yrs		331.76	268.19	934.43	125.54	45.63



Interest Expenses (WC Loan) @11% /Annum for 7 yrs	38.42	40.34	42.36	44.48	46.70
Depreciation	227.355	195.31425	167.87336	144.362983	124.212098
Total (A)	2405.80521	2818.22186	1956.0036	3656.40448	4084.8378
Interest Expenses (Term Loan) @7.65% /Annum for 7yrs	331.76	268.19	934.43	125.54	45.63
Interest Expenses (WC Loan) @11% /Annum for 7 yrs	38.42	40.34	42.36	44.48	46.70
Depreciation	227.36	195.31	167.87	144.36	124.21
Total (A)	2405.80	2818.22	1956.00	3656.40	4084.83
Interest Expenses (Term Loan) @7.65% /Annum for 7yrs	331.76	268.19	934.43	125.54	45.63
Interest Expenses (WC Loan) @11% /Annum for 7 yrs.	38.42	40.34	42.36	44.48	46.70
Term Loan Repayment	802.25	865.82	934.43	1008.47	1088.38
Total Debt Payment (B)	1172.43	1174.35	1911.22	1008.47	1088.38
DSCR (A/B)	1.37	1.66	0.53	2.63	2.75
Cash Inflow	1603.56	1952.40	1021.58	2647.93	2996.46
i. BREAK EVEN ANALYSIS	1st year	2nd year	3rd Year	4th Year	5th Year
A. Net Sales	5904	6396	6888	7380	7872
B. Variable Expenses					
Raw Materials Consumed	2318.304	2511.496	2704.688	2897.88	3091.072
Power & Fuel	81.504	88.296	95.088	101.88	108.672
Consumable Stores	4.113	4.45575	4.7985	5.14125	5.484
Repairs & Maintenance	3.96768	4.29832	4.62896	4.9596	5.29024
	2407.89	2608.55	2809.20	3009.86	3210.52
C. Contribution (A-B)	3496.11	3787.45	4078.80	4370.14	4661.48



D. Fixed Expenses						
Direct Labor & Wages		130.08	140.92	151.76	162.6	173.44
Selling, General & Administration		0	0	0	0	0
		130.08	140.92	151.76	162.6	173.44
Breakeven Sales at Operating Capacity		0.59	0.59	0.59	0.59	0.59

j. Projected Balance Sheet					
	1st Year	2nd Year	3rd Year	4th Year	5th Year
Liabilities					
Capital	2990.50	2990.50	2990.50	2990.50	2990.50
Revenue Reserves	2650.50	2893.13	1890.70	3643.68	3893.73
Net Worth	5641.00	5883.63	4881.20	6634.18	6884.23
Term Loan	802.25	865.82	934.43	1008.47	1088.38
Working Capital Limit	634.25	665.96	699.26	734.22	770.93
Current Liabilities					
Creditors	1172.43	1174.35	1911.22	1008.47	1088.38
Liability for expenses	2537.97	2749.47	2960.96	3172.46	3383.96
Total	10787.90	11339.23	11387.07	12557.81	13215.89
Assets					
Fixed Assets					
Gross block	1653.20	1425.85	1230.53	1062.66	918.29
Depreciation	227.36	195.31	167.87	144.36	124.21
Net Fixed Assets	1880.56	1621.16	1398.40	1207.02	1042.51
Non-Current asset/investments					
Current assets					
Inventory	5904	6396	6888	7380	7872
Debtors					
Security Deposits					
Loans and Advances					
Cash & Bank Balance	3003.34	3322.07	3100.67	3970.78	4301.38
Total	10787.90	11339.23	11387.07	12557.80	13215.88

k. CALCULATION OF PAYBACK PREIOD					
Investment	8552.54/-	Lakhs			
Cash In Flow	1603.56	Lakhs			
(PAT-Depreciation-Interest)	2405.81	Lakhs			
PAY BACK PREIOD	5	Years			

12. Projected Employment Details

Type of Employment	Number of Employees	Projected Cost
Skilled Manpower	41	177
Semi-skilled Manpower	6	16.2
Unskilled Manpower	20	24
TOTAL		217.20/-

13. Requirement of Statutory clearances

Item	Status
Partnership Deed	
Lease deed registration	
PAN	
GST Registration	
UDYAM	
Trade License	
NOC form local authority	

MODEL DETAIL PROJECT REPORT

ESTABLISHMENT OF TOURISM RELATED TRANSPORTATION SERVICES

UNDER UTTAR POORVA TRANSFORMATIVE INDUSTRIALIZATION SCHEME (UNNATI), 2024



उद्योग संवर्धन और आंतरिक व्यापार विभाग

**DEPARTMENT FOR
PROMOTION OF INDUSTRY AND
INTERNAL TRADE**

DEPARTMENT FOR PROMOTION OF INDUSTRY AND INTERNAL TRADE
MINISTRY OF COMMERCE & INDUSTRY
GOVERNMENT OF INDIA



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1. Introduction

The North Eastern States of India, comprising of eight states, are endowed with breathtaking natural beauty, diverse culture, and rich heritage. River tourism has immense potential in this region, with several mighty rivers flowing through it. This DPR proposes the development of river tourism in the North Eastern States, with a focus on sustainable and responsible tourism practices.

a. About the project

The proposed project aims to develop and promote river tourism in the North Eastern States of India. The project will focus on creating infrastructure, providing training and capacity building, and promoting the region as a tourist destination.

The proposed business venture entails a total investment of about Rs. XX.XX million. This includes a capital investment of Rs. XX.XX million and a sum of Rs. X.XX million as initial working capital. The project is financed through X% debt and X% equity. The Net Present Value (NPV) of the project is around Rs. XX.XX million with an Internal Rate of Return (IRR) of X% and a payback period of X.XX years. Higher returns on investment and a steady growth of business are expected if the entrepreneur has some prior experience / education in the related field of business. The project will generate direct employment opportunity for XX persons. The legal business status of this project is proposed as 'Sole Proprietorship/Partnership/LLP/Pvt. Ltd.'.

b. Global Scenario

The global river tourism market is growing rapidly, driven by increasing demand for experiential travel and sustainable tourism practices. The market is expected to grow at a CAGR of 10% from 2023 to 2032.

c. Indian Scenario

India's river tourism market is also growing rapidly, driven by increasing demand for domestic tourism and government initiatives to promote river tourism. The market is expected to grow at a CAGR of 15% from 2023 to 2032.

d. State Profile

The North Eastern States of India have immense potential for river tourism, with several mighty rivers flowing through the region. The states have a rich cultural heritage and diverse natural beauty, making them an attractive destination for tourists.

e. Sector Overview

The river tourism sector in India is still in its nascent stages, but it has immense potential for growth. The sector requires investment in infrastructure, training and capacity building, and promotion and marketing.

2. Investor's Background

Details of all Investors in below format

Name	To be filled by the applicant
DOB	To be filled by the applicant
PAN	To be filled by the applicant
Address	To be filled by the applicant
Academic Qualification	To be filled by the applicant
Experience in business	To be filled by the applicant
Functional Responsibility in Unit	To be filled by the applicant

Name of associate concern (if any)	To be filled by the applicant
Nature of association (if any)	To be filled by the applicant
Net Worth	To be filled by the applicant

3. Company Profile

Name of the Unit	To be filled by the applicant
Constitution	To be filled by the applicant
PAN	To be filled by the applicant
Registered Office address	To be filled by the applicant
Activity	To be filled by the applicant
Loan details	To be filled by the applicant
Director	To be filled by the applicant
Unit Registration	To be filled by the applicant
Unit Location	To be filled by the applicant
Category of Project (Manufacturing/Service)	To be filled by the applicant
Zone	To be filled by the applicant
District	To be filled by the applicant
State	To be filled by the applicant

4. Details of services and its marketing potential

Our product will be a unique river tourism experience, offering a range of activities such as:

- ✓ River cruises
- ✓ Fishing
- ✓ Cultural performances and workshops

We will target both domestic and international tourists, with a focus on the high-end market. Our marketing strategy will include:

- ✓ Social media marketing
- ✓ Online advertising
- ✓ Partnerships with travel agencies and tour operators
- ✓ Participation in travel trade shows and exhibitions



India's river tourism market has significant potential, with the country's rivers offering a variety of experiences and playing a key role in the economy and culture:

Growing market

The river cruise market in India is expected to grow at a 6.30% CAGR through 2034. The cruise industry is also projected to grow, with:

- Revenue reaching US\$105.20 million by 2024
- Market volume reaching US\$134.60 million by 2028
- Cruise passenger traffic increasing from 0.4 Mn to 4 Mn by 2032
- Economic potential increasing from \$110 Mn to \$5.5 Bn

5. Details of Required Consumables with quantity

Supplier	Raw material	Quantity	Year	Cost
To be filled by the applicant	Boats and Vessels	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Safety equipment	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Life jackets	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	First aid kits	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Navigation equipment	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Fuel	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant

6. Proposed location and Site Plan

Sl. No.	Particulars	Details
1	Land Area	To be filled by applicant
2	Status of Legal title & Possession	To be filled by applicant
3	if leased, Period of lease	To be filled by applicant
4	Coordinates of location	To be filled by applicant
5	Details of CLU	To be filled by applicant
6	Connectivity to roads	
	i) State Highway (in Km.)	To be filled by applicant
	ii) National Highway (in Km.)	

Sl. No.	Particulars	Details
7	Availability of Water	To be filled by applicant
8	Availability of Power	To be filled by applicant

a. Electrical Power

Electricity (10 KW power required for 300 Days with 1 Shift i.e. Effective Hr. 12 hr. Present rate- Rs. 7.00/Unit)

i. Construction Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

ii. Steady Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

iii. Peak Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

b. Water Requirement

i. Construction Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

ii. Steady Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

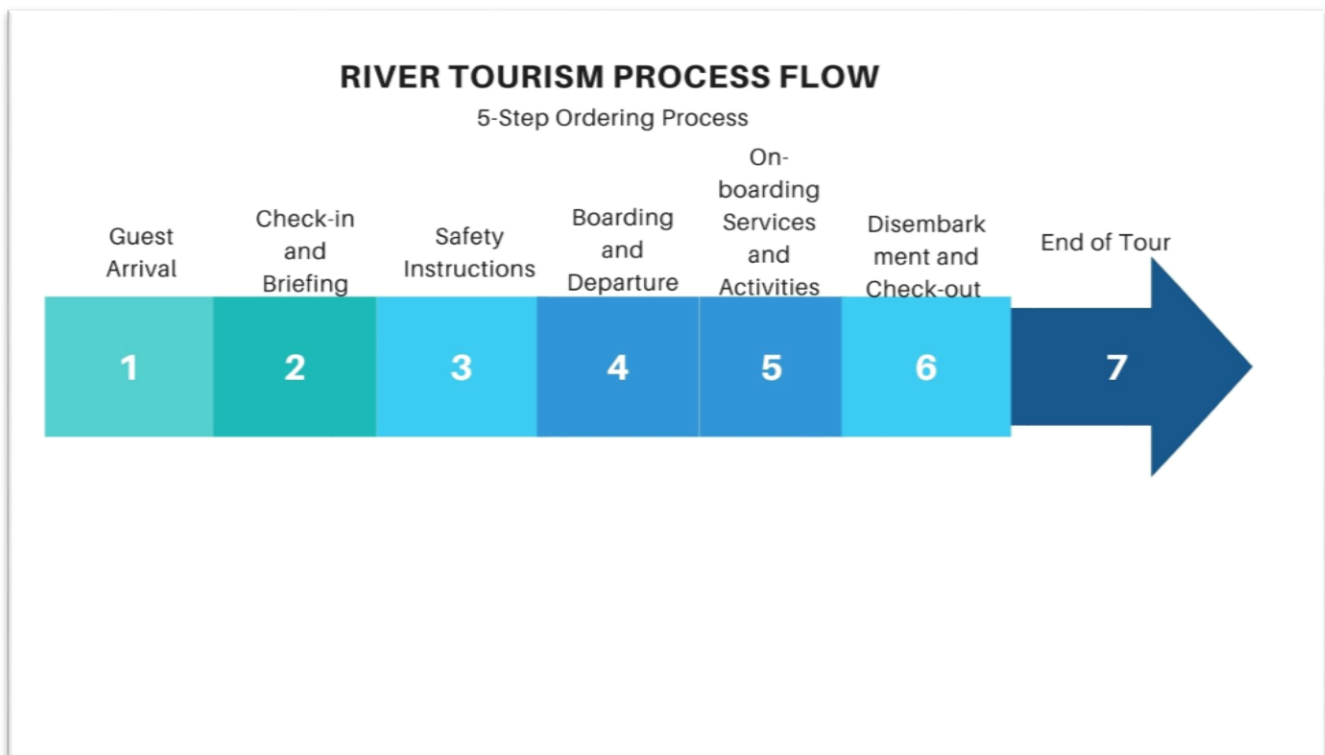
iii. Peak Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

c. Transportation System

- d. Local Infrastructure
- e. Raw material procurement

7. Product Process Flow



8. Cost of the Project

Particulars	Amount (Rs. In Lacs)
Land and Site Development	Rented
Civil Construction	Rented
Plant & Machinery	19.40
Electrical Installation	2.00
Preliminary and Preoperative Expenses	2.00
Miscellaneous Fixed Assets	6.00
Margin for Working Capital (@30%)	17.00
Contingency Fund	5.00
Total	51.40/-



a. Land details

The assumed required area for setting up the Unit is approx. 1000 Sq. Ft. The rate for lease Land is- Rs. 20/Sq. ft.

So, the Cost of Land- Rs.1000 x 10 = Rs. 10000/-

b. Building and civil works details

Rented at a cost of 10 Rs. per square feet, i.e. Rs.1000 x 10 = Rs. 10000/-

c. Plant and machinery details

Sl. No.	Particulars	Qty	Rate (Rs.) Lakh	Amount (Rs.) Lakh
1	Boats & Rafts	10	1.5	15.00
2	Life Jackets	60	0.20	1.20
3	Helmets	60	0.10	0.60
4	Rope	200 Meter	0.002	0.40
5	Paddles	60	0.20	1.20
6	Walkie-Talkie	10	0.10	1.00
	Total			19.40/-

d. Pre-operative expenses details

Approx- Rs. 2.00 Lakh

e. Working Capital details

I) Operation Cost: - (Annual)

Sl. No.	Particulars	Total (Rs.) Lakh
1	Office rent	2.40
2	Stationaries	10.00
3	Others	10.00
	GRAND TOTAL	22.40/-



II) Utilities (Per Annum)

Sl. No.	Item	Total (Rs.) Lakh
1	Electricity (10 KWH running 300 Days with 1 Shift i.e. Effective Hr. 12 hr. Total unit consumption - 43200. Present rate- Rs 7/Unit	3.02
2	Water & Misc	-
GRAND TOTAL		3.02/-

iii) Salary & Wages (Per Annum)

Sl. No.	Designation	No.	Wages/Month (Rs.)	Total/Annum (Rs.)
1	Accountant cum Manager	1	30000	360000
2	Boat operator	10	15000	1800000
3	MIS executive	1	15000	180000
4	Office Boy	1	10000	120000
5	Security Guard	2	10000	240000
6	Accountants	1	15000	180000
7	Receptionist	1	15000	180000
GRAND TOTAL				30.60/- Lakhs

Note: Every year increment @ 5% has been considered towards financial calculation.

iv) Selling & General Administration (Annum)



v) Advertisement & General Stores

Sl. No.	Items	Cost (Rs.)
1	Advertisement per Annum	1,00,000/-
2	General Stores & Inventory	1,85,500/-
Total		2,85,500/-

WORKING CAPITAL= I+II+III+V= 22.40+3.02+30.60+2.86/- = Rs. 58.88/- Lakhs

9. Proposed Means of Finance

Particulars	Amount (Rs. In Lacs)
Promoter's Capital	25.00
Unsecured Loans	
Term Loan form Bank/ Financial Institution	26.40
Total	51.40/-

a. Working Capital limit: Rs. 17.00/- Lakh

10. Implementation Schedule with time chart

Activities	Starting Month	Ending Month
Arrangement of land	To be filled by applicant	To be filled by applicant
Single window clearance	To be filled by applicant	To be filled by applicant
Land development	To be filled by applicant	To be filled by applicant
Building and Civil Works	To be filled by applicant	To be filled by applicant
Order and delivery of P&M	To be filled by applicant	To be filled by applicant
Power arrangement	To be filled by applicant	To be filled by applicant
Manpower arrangement	To be filled by applicant	To be filled by applicant
Procurement of raw materials	To be filled by applicant	To be filled by applicant
Trial Operation	To be filled by applicant	To be filled by applicant
Commercial Operation	To be filled by applicant	To be filled by applicant

11. Projected Financial Analysis

a. Installed Production Capacity			Quantity	Unit	Rate	Amount (Rs.) Lakh
River cruising			60000	Tickets	500	300
Fishing			15000	Tickets	500	75
Cultural events			200	Nos.	25000	50
Production Capacity Per Annum			75200	Tickets		425
b. SCHEDULE OF PRODUCTION AND SALES						
CONSUMABLES REQUIRED						
Item	Quantity		Unit		Rate	Amount (Rs.) Lakh
Office Rent	12		Months		20000	2.4
Stationaries	-		-		-	10.00
Others	-		-		-	10.00
c. Cost of operation/Annum						22.40
Parameters		1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Capacity Utilization		60%	65%	70%	75%	80%
		75200	75200	75200	75200	75200
River Cruising		36000	39000	42000	45000	48000
Fishing		9000	9750	10500	11250	12000
Cultural events		120	130	140	150	160
Production (In Tickets) as per Capacity Utilized		45120	48880	52640	56400	60160
d. BREAK UP PRODUCTION AS PER UTILIZED CAPACITY						
ITEMS		1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Capacity Utilization		60%	65%	70%	75%	80%
River Cruising		36000	39000	42000	45000	48000
Fishing		9000	9750	10500	11250	12000
Cultural events		120	130	140	150	160

TOTAL PRODUCTION		45120	48880	52640	56400	60160
Sales Details						
Items		1st Year	2nd Year	3rd Year	4th Year	5th Year
River cruising		180	195	210	225	240
Fishing		45	48.75	52.5	56.25	60
Cultural events		30	32.5	35	37.5	40
NET Sales Price		255	276.25	297.5	318.75	340
GST RATE @18%		45.9	49.725	53.55	57.375	61.2
GROSS Sales Price		300.9	325.975	351.05	376.125	401.2
e. COST OF PRODUCTION						
Items		1st Year	2nd year	3rd Year	4th Year	5th Year
		60%	65%	70%	75%	80%
Operation Cost		13.44	14.56	15.68	16.8	17.92
Power & Fuel		1.812	1.963	2.114	2.265	2.416
Direct Labor & Wages		18.36	19.89	21.42	22.95	24.48
Advertisement & Gen. Stores		1.716	1.859	2.002	2.145	2.288
Repairs & Maintenance		0.05	0.05	0.05	0.06	0.06
Other Manufacturing Exp.		-	-	-	-	-
COST OF PRODUCTION		35.37	38.32	41.27	44.22	47.17

f. PROJECTED PROFITABILITY STATEMENT						
		1st Year	2nd year	3rd Year	4th Year	5th Year
Capacity Utilized		60%	65%	70%	75%	80%
A. Sales						



Gross Sales		300.9	325.975	351.05	376.125	401.2
Less: GST		45.9	49.725	53.55	57.375	61.2
NET SALES		255	276.25	297.5	318.75	340
B. Cost of Production						
Operation cost		13.44	14.56	15.68	16.8	17.92
Power & Fuel		1.812	1.963	2.114	2.265	2.416
Direct Labor & Wages		18.36	19.89	21.42	22.95	24.48
Advertisement & General Stores		1.716	1.859	2.002	2.145	2.288
Repairs & Maintenance		0.05	0.05	0.05	0.06	0.06
Other Manufacturing Exp.		0	0	0	0	0
Total Cost of Production (C)		35.37	38.32	41.27	44.22	47.17
g. Gross Profit (A-C)		265.53	287.65	309.78	331.91	354.03
Interest Expenses						
Interest Expenses (Term Loan) @7.65% /Annum for 5 yr.		1.86	1.51	5.25	0.71	0.26
Interest Expenses (WC Loan) @11% /Annum		1.03	1.08	1.14	1.19	1.25
Others						
Profit before Taxation		262.63	285.06	303.39	330.01	352.53
Provision for Taxation		68.28	74.12	78.88	85.80	91.66
Profit After Taxation		194.35	210.95	224.51	244.21	260.87

h. DEBT SERVICE COVERAGE RATIO (COMPANY AS A WHOLE)

	1 st Year	2 nd year	3 rd Year	4 th Year	5 th Year
Profit After Tax	194.35	210.95	224.51	244.21	260.87
Add: - Interest Expenses (Term	1.86	1.51	5.25	0.71	0.26

Loan) @7.65% /Annum for 7yrs						
Interest Expenses (WC Loan) @11% /Annum for 7 yrs		1.03	1.08	1.14	1.19	1.25
Depreciation		2.91	2.47	2.10	1.79	1.52
Total (A)		188.54	205.89	216.02	240.52	257.84
Interest Expenses (Term Loan) @7.65% /Annum for 7yrs		1.86	1.51	5.25	0.71	0.26
Interest Expenses (WC Loan) @11% /Annum for 7 yrs		1.03	1.08	1.14	1.19	1.25
Depreciation		2.91	2.47	2.10	1.79	1.52
Total (A)		188.54	205.89	216.02	240.52	257.84
Interest Expenses (Term Loan) @7.65% /Annum for 7yrs		1.86	1.51	5.25	0.71	0.26
Interest Expenses (WC Loan) @11% /Annum for 7 yrs.		1.03	1.08	1.14	1.19	1.25
Term Loan Repayment		4.51	4.86	5.25	5.67	6.11
Total Debt Payment (B)		7.40	7.45	11.63	5.67	6.11
DSCR (A/B)		24.87	26.98	18.12	41.45	41.17
Cash Inflow		184.04	201.02	210.78	234.86	251.73
i. BREAK EVEN ANALYSIS		1st year	2nd year	3rd Year	4th Year	5th Year
A. Net Sales		255	276.25	297.5	318.75	340
B. Variable Expenses						
Raw Materials Consumed		13.44	14.56	15.68	16.8	17.92
Power & Fuel		1.812	1.963	2.114	2.265	2.416
Consumable Stores		1.716	1.859	2.002	2.145	2.288
Repairs & Maintenance		0.05	0.05	0.05	0.06	0.06



		17.01	18.43	19.85	21.27	22.69
C. Contribution (A-B)		237.99	257.82	277.65	297.48	317.31
D. Fixed Expenses						
Direct Labor & Wages		18.36	19.89	21.42	22.95	24.48
Selling, General & Administration		0	0	0	0	0
		18.36	19.89	21.42	22.95	24.48
Breakeven Sales at Operating Capacity		0.93	0.93	0.93	0.93	0.93

j. Projected Balance Sheet					
	1st Year	2nd Year	3rd Year	4th Year	5th Year
Liabilities					
Capital	25.00	25.00	25.00	25.00	25.00
Revenue Reserves	19.43	21.09	22.45	24.42	26.09
Net Worth	44.43	46.09	47.45	49.42	51.09
Term Loan	1.86	1.51	5.25	0.71	0.26
Working Capital Limit	1.03	1.08	1.14	1.19	1.25
Current Liabilities					
Creditors	199.37	214.49	235.12	244.40	259.19
Liability for expenses	35.37	38.32	41.27	44.22	1026.44
Total	282.07	301.50	330.23	339.94	1338.22
Assets					
Fixed Assets					
Gross block	19.40	16.49	14.02	11.91	10.13
Depreciation	2.91	2.47	2.10	1.79	1.52
Net Fixed Assets	22.31	18.96	16.12	13.70	11.65
Non-Current asset/investments					
Current assets					
Inventory		0	0	0	0
Debtors	80.34	87.81	106.8	100.78	1085.68
Security Deposits					
Loans and Advances	4.51	4.86	5.25	5.67	6.11
Cash & Bank Balance	174.91	189.85	202.06	219.79	234.78
Total	282.07	301.49	330.23	339.93	1338.22

k. CALCULATION OF PAYBACK PERIOD					
Investment	51.40/-	Lakhs			
Cash In Flow	184.04	Lakhs			
(PAT-Depreciation-Interest)	188.54	Lakhs			
PAY BACK PERIOD	5	Years			

12. Projected Employment Details

Type of Employment	Number of Employees	Projected Cost
Skilled Manpower	12	23.40
Semi-skilled Manpower	1	1.80
Unskilled Manpower	4	5.40
TOTAL		30.60/-

13. Requirement of Statutory clearances

Item	Status
Partnership Deed	
Lease deed registration	
PAN	
GST Registration	
UDYAM	
Trade License	
NOC form local authority	

MODEL DETAILED PROJECT REPORT

ESTABLISHMENT OF SPECIALITY TEA MANUFACTURING UNIT

UNDER UTTAR POORVA TRANSFORMATIVE
INDUSTRIALIZATION SCHEME (UNNATI), 2024



उद्योग संवर्धन और आंतरिक व्यापार विभाग
DEPARTMENT FOR
PROMOTION OF INDUSTRY AND
INTERNAL TRADE

DEPARTMENT FOR PROMOTION OF INDUSTRY AND INTERNAL TRADE
MINISTRY OF COMMERCE & INDUSTRY
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1. Introduction

Specialty teas are those with exceptionally unique flavours, characterised by the microclimates of the region in which the plantation or small independent tea gardens are located.

Harvested and processed with extra care and integrity, these teas are inherently sustainably cultivated and ethically sourced. They are authentically made top quality tea whilst respecting the origins of ancestral lands, communities and techniques involved with the ancient art of tea making.

One of the defining features of specialty teas is that they are fully traceable to its origin, down to the specific tea garden within a large plantation, and the area or plot of tea plants where they are harvested from.

a. About the project

M/s ABC Pvt. Ltd. has proposed to set up a new processing unit for Special Tea with a capacity of 5,00,000 Kg by construction of factory building and installation of new machineries. The Company has already started investment in the project and nearly X% of the promoter's contribution has already been done. The physical activities of the project have already been started and remaining implementation activities shall take about 4-5 months and the project can start commercial production from the month (XX) 2024

b. Global Scenario

The global specialty tea market was valued at USD 6 billion in 2023 and grew at a CAGR of 6% from 2024 to 2033. The market is expected to reach USD 10.74 billion by 2033. The increasing disposable income of consumers will drive the growth of the global specialty tea market.

Specialty tea are premium products and they represent luxury. They are the best and the most high-end products of the tea market. they offer an experience to the consumer through their distinct sense of aroma, taste and other variables that speak for its premium nature. They have a touch of craftsmanship to them. they are not mass products and are meticulously crafted through handpicking variables. they are distinctly cultivated, harvested and processed to make them stand out from their commercially cheaper counterparts. They are marketed as a story and experience with details about their cultivation from soil to craftsmen who brewed them. the known examples of specialty that have garnered attention of the masses in recent times is Darjeeling tea from India, Matcha from Japan, Oolong and Pu-erh from China. They offer a diverse palette of taste, texture and aroma. They are known to have health benefits as well. they have antioxidant and bioactive compounds which offers long term health benefits and have therapeutic properties. the historical and cultural significance of tea in several cultures worldwide offer a vast market for specialty tea.

c. Indian Scenario

India is the second-largest tea producer in the world, with 80% of the country's tea consumed domestically. In 2023-24, India's tea production was 1,382.03 million kilograms. The northern part of India is the largest producer, with Assam and West Bengal being the main producers. The southern part of India produces about 17% of the country's tea, with Tamil Nadu, Kerala, and Karnataka being the main producers.

d. State Profile

Assam means 'one without equal' and that is true about its teas. They say, 'you haven't woken up fully if you haven't sipped Assam tea'. The strong tea, grown on the rolling plains by the Brahmaputra River that weaves her way through vales and hills, is famous for its smooth malty flavor. A taste crafted by the region's rich loamy soil, unique climate and liberal rainfall. Assam is not just the largest contiguous tea-growing area in the world. It is also a refuge for endangered species like the One-horned Rhino, Red-headed Vulture and the Hoolock Gibbon and of course, mind-boggling diversity. It is a land that protects and preserves. Just like the Tocklai Experimental Station, the world's oldest and largest research station of its kind, carries out clonal propagation

and constant research so that the strength of the full-bodied liquor is retained. All to make sure that the tea bushes yield high quality tea. Both Specialty and CTC (Crush/Tear/Curl) varieties of tea are manufactured here. Assam Orthodox Tea is a registered Geographical Indication (GI).

Assam Tea has a rich, deep-amber color and is famous for its rich, full-bodied cup. It is known for its brisk, strong and malty character, making it a perfect tea to wake up to. The distinctive second flush orthodox Assam teas are valued for their rich taste, bright liquors and are considered to be one of the choicest teas in the world.

e. Sector Overview

Specialty tea are premium products, and they represent luxury. They are the best and the most high-end products of the tea market. they offer an experience to the consumer through their distinct sense of aroma, taste and other variables that speak for its premium nature. They have a touch of craftsmanship to them. they are not mass products and are meticulously crafted through handpicking variables. they are distinctly cultivated, harvested and processed to make them stand out from their commercially cheaper counterparts. They are marketed as a story and experience with details about their cultivation from soil to craftsmen who brewed them. the known examples of specialty that have garnered attention of the masses in recent times is Darjeeling tea from India, Matcha from Japan, Oolong and Pu-erh from China. They offer a diverse palette of taste, texture and aroma. They are known to have health benefits as well. they have antioxidant and bioactive compounds which offers long term health benefits and have therapeutic properties. the historical and cultural significance of tea in several cultures worldwide offer a vast market for specialty tea.

The application segment is divided into residential and commercial. The residential segment dominated the market, with a market share of around 62% in 2023. Residential consumption enables more freedom with the kind of tea one would like to consumer according to their personal tastes and preferences. The readily available and accessible nature of specialty tea also facilitates greater residential consumption as these products are present in nearby supermarkets, hypermarkets and retail stores. furthermore, the growing presence on online retail is also augmenting residential consumption. The cultural significance of tea in most households globally also augments the residential segment. The increasing ownership of smartphones and users of social media also contribute to the market's dominance as it increases brand engagement, visibility and sales through social media apps.

2. Investor's Background

Details of all Investors in below format

Name	To be filled by the applicant
DOB	To be filled by the applicant
PAN	To be filled by the applicant
Address	To be filled by the applicant
Academic Qualification	To be filled by the applicant
Experience in business	To be filled by the applicant
Functional Responsibility in Unit	To be filled by the applicant
Name of associate concern (if any)	To be filled by the applicant
Nature of association (if any)	To be filled by the applicant
Net Worth	To be filled by the applicant

3. Company Profile

Name of the Unit	To be filled by the applicant
------------------	-------------------------------

Constitution	To be filled by the applicant
PAN	To be filled by the applicant
Registered Office address	To be filled by the applicant
Activity	To be filled by the applicant
Loan details	To be filled by the applicant
Director	To be filled by the applicant
Unit Registration	To be filled by the applicant
Unit Location	To be filled by the applicant
Category of Project (Manufacturing/Service)	To be filled by the applicant
Zone	To be filled by the applicant
District	To be filled by the applicant
State	To be filled by the applicant

4. Details of product to be manufactured and its marketing potential

Specialty tea is a premium, handcrafted tea that's known for its unique taste, aroma, and texture. Specialty teas are made from high-quality ingredients and are sold in small batches. They're often marketed as a story, with details about how the tea was cultivated and processed.

Here are some characteristics of specialty tea:

Single origin

Specialty teas are cultivated in specific regions with distinct climates and terroirs, which give them their unique Flavors.

Handcrafted

Specialty teas are made with meticulous care, from handpicking the tea leaves and buds to processing them using artisanal techniques.

Diverse varieties

Specialty teas come in a variety of types, including white tea, black tea, oolong tea, green tea, and more.

Health benefits

Specialty teas are known to have health benefits, with antioxidant and bioactive compounds that offer long term health benefits.

The specialty tea market is expected to grow from \$6 billion in 2023 to \$10.74 billion by 2033, with a compound annual growth rate (CAGR) of 6%. The market is driven by several factors, including:

Health consciousness

Consumers are increasingly aware of the health benefits of tea, and are seeking out teas rich in antioxidants, flavonoids, and other nutrients.

Growing tea cafe culture

The popularity of tea cafes is contributing to the growth of the specialty tea market.

Variety of Flavors

Specialty teas come in a wide range of Flavors, textures, and scents.

Sustainable and ethical production

Consumers are becoming more conscious of their food choices, and are shifting toward sustainably sourced, high-quality tea products.

5. Details of Raw Materials with required quantity

Supplier	Raw material	Quantity	Year	Cost
To be filled by the applicant	Green Tea Leaves	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant

6. Proposed location and Site Plan

Sl. No.	Particulars	Details
1	Land Area	To be filled by applicant
2	Status of Legal title & Possession	To be filled by applicant
3	if leased, Period of lease	To be filled by applicant
4	Coordinates of location	To be filled by applicant
5	Details of CLU	To be filled by applicant
6	Connectivity to roads i) State Highway (in Km.) ii) National Highway (in Km.)	To be filled by applicant
7	Availability of Water	To be filled by applicant
8	Availability of Power	To be filled by applicant

a. Electrical Power

Electricity (200 KVA M/C running 300 Days with 2 Shift i.e. Effective Hr. 12 hr. Total unit consumption -900000. Present rate- Rs8.92/Unit

i. Construction Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

ii. Steady Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

iii. Peak Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

b. Water Requirement

i. Construction Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

ii. Steady Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

iii. Peak Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

c. Transportation System

There exists good road transport to the factory site to facilitate smooth movement of raw materials & finished goods.

d. Local Infrastructure

PROXIMITY TO MARKET There is good market for Assam tea in India as well as globally and the same has already been discussed.

UTILITY The unit has proposed to install connected load of around 176 KW from Assam Power Distribution Company Limited (APDCL) including for general lighting etc. from 11KV Sub-station. For operation of drier, the unit requires coal, which is available locally from nearby to the factory location, at reasonable cost. There are number of dealers who are trading in coal and there is no difficulty in getting requisite quantity of coal.

MANPOWER The required manpower is easily available at the location and there would be total 18 no's of manpower required for the unit.

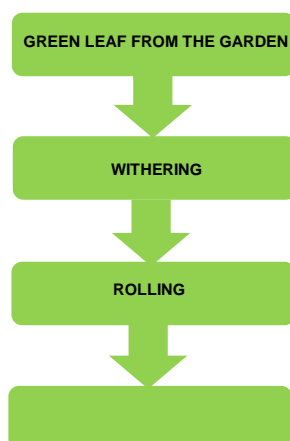
WATER requires washing, sanitation and drinking purpose. It has proposed to install deep tube well so as to facilitate the construction work and the same will suffice the operational requirement.

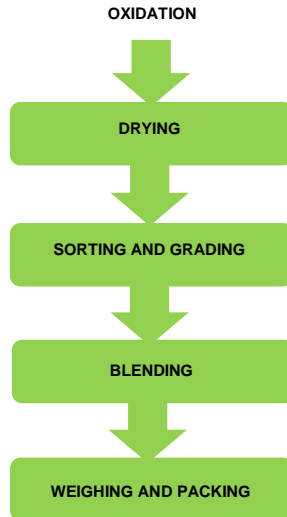
e. Raw material procurement

Green leaves from shareholders and promoters and nearby tea gardens depending upon crop season.

7. Product Process Flow

Product development stages to be defined with details of input required at each stage of production and output generated after each stage of production for each product.





8. Cost of the Project

Particulars	Amount (Rs. In Lacs)
Land and site development	Existing
Building & civil works	172.48
Plant & machinery & Utility installations	238.88
Miscellaneous fixed assets	1.51
Preliminary & pre-operative expenses	15.40
Contingency & escalation provisions	4.13
Margin For Working Capital	40.12
Total	471.27
Or say	471.00

a. Land details

The required area for setting up the manufacturing Unit is approx. 200000 Sq.Ft.

b. Building and civil works details

Factory Building with Works Shed- Rs.1,72,48,000/-

c. Plant and machinery details

Sl. No.	Particulars	Qty	Rate (Rs.)	Amount (Rs.)
1	CTC processing and sorting system	1	119.81	119.81
2	Conveyor, Ghooghy, shifter, Feeder, etc.	1	169.22	169.22

Sl. No.	Particulars	Qty	Rate (Rs.)	Amount (Rs.)
3	Electrical Installations and Misc. Equipments	1	69.66	69.66
	Total			238.88/-

d. Pre-operative expenses details

Approx-19.72/- Lacs

e. Working Capital details

I) Raw Material Requirement: - (Annual)

Sl. No.	Item	Qty	Rate (Rs.)	Total
1	Green Tea Leaf	646153 kg	26	16799978
	GRAND TOTAL			16799978/-

II) Utilities (Per Annum)

Sl. No.	Item	Total (Rs.)
1	Electricity (200 KVA M/C running 300 Days with 2 Shift i.e. Effective Hr. 12 hr. Total unit consumption -900000. Present rate- Rs8.92/Unit	8,028,000
2	Water & Misc	10,00,000
	GRAND TOTAL	9028000/-

iii) Salary & Wages (Per Annum)

Sl. No.	Designation	No.	Wages/Month (Rs.)	Total/Annum (Rs.)
1	Accountant cum Manager	1	25000	3,00,000
2	Manager Operation	1	75000	9,00,000
3	Supervisor	1	25000	3,00,000
4	Operator	3	15000	5,40,000
5	Skilled Labor	4	8500	4,08,000
6	Unskilled Labor	8	6000	5,76,000
7	Security Guard	1	10000	1,20,000
	GRAND TOTAL			31,44,000/-

Note: Every year increment @ 5% has been considered towards financial calculation.

iv) Selling & General Administration (Annum)

v) Advertisement & General Stores

Sl. No.	Items	Cost (Rs.)
1	Advertisement per Annum	3,00,000/-
2	General Stores & Inventory	3,85,500/-
Total		6,85,500/-

WORKING CAPITAL= I+II+III= 16799978 + 9028000+3144000/-= Rs. 28971978/-

9. Proposed Means of Finance

Particulars	Amount (Rs. In Lacs)
Promoter's Capital	217.00
Unsecured Loans	
Term Loan form Bank/ Financial Institution	250.00
Total	467.00

a. **Working Capital limit: Rs. 63.25**

10. Implementation Schedule with time chart

Activities	Starting Month	Ending Month
Arrangement of land	To be filled by applicant	To be filled by applicant
Single window clearance	To be filled by applicant	To be filled by applicant
Land development	To be filled by applicant	To be filled by applicant
Building and Civil Works	To be filled by applicant	To be filled by applicant
Order and delivery of P&M	To be filled by applicant	To be filled by applicant
Power arrangement	To be filled by applicant	To be filled by applicant
Manpower arrangement	To be filled by applicant	To be filled by applicant
Procurement of raw materials	To be filled by applicant	To be filled by applicant
Trial Operation	To be filled by applicant	To be filled by applicant
Commercial Operation	To be filled by applicant	To be filled by applicant

11. Projected Financial Analysis

a.Installed Production Capacity			Kg			
Speciality Tea			500000			
b. SCHEDULE OF PRODUCTION AND SALES						
RAW MATERIAL MIX AND CONSUMABLES REQUIRED						
Item	Quantity	Unit	Rate			Amount
Raw Material						
Green Leaves	646153	Kg	26			16799978.00
c. Cost of Raw Material Consumed/Annum						16799978.00
Parameters		1st Year	2nd Year	3rd Year	4th Year	5th Year
Capacity Utilization		60%	65%	70%	75%	80%
		500000	500000	500000	500000	500000
Production (In Pcs) as per Capacity Utilized		300000	325000	350000	375000	400000
d. BREAK UP PRODUCTION AS PER UTILIZED CAPACITY						
ITEMS		1st Year	2nd Year	3rd Year	4th Year	5th Year
Capacity Utilization		60%	65%	70%	75%	80%
Specialty Tea		300000	325000	350000	375000	400000
TOTAL PRODUCTION		300000	325000	350000	375000	400000
Sales Details						
Items		1st Year	2nd Year	3rd Year	4th Year	5th Year
Specialty Tea		50700000	54925000	59150000	63375000	67600000
NET Sales Price		50700000	54925000	59150000	63375000	67600000
GST RATE@5%		2535000	2746250	2957500	3168750	3380000
GROSS Sales Price		53235000	57671250	62107500	66543750	70980000
e. COST OF PRODUCTION						
Items		1st Year	2nd year	3rd Year	4th Year	5th Year
		60%	65%	70%	75%	80%
Raw Materials Consumed		10079986.8	10919986	11759985	12599984	13439982.4
Power & Fuel		5416800	5868200	6319600	6771000	7222400

Direct Labor & Wages		3144000	3144000	3144000	3144000	3144000
Consumable Stores		171300	185575	199850	214125	228400
Repairs & Maintenance		60000	65000	70000	75000	80000
Other Manufacturing Exp.		17500	18750	20000	21250	22500
COST OF PRODUCTION		18889586.8	20201511	21513435	22825359	24137282.4

f. PROJECTED PROFITABILITY STATEMENT

		1 st Year	2 nd year	3 rd Year	4 th Year	5 th Year
Capacity Utilized		60%	65%	70%	75%	80%
A. Sales						
Gross Sales		53235000	57671250	62107500	66543750	70980000
Less: GST		2535000	2746250	2957500	3168750	3380000
NET SALES		50700000	54925000	59150000	63375000	67600000
B. Cost of Production						
Raw Materials Consumed		10079986.8	10919986	11759985	12599984	13439982.4
Power & Fuel		5416800	5868200	6319600	6771000	7222400
Direct Labour & Wages		3144000	3144000	3144000	3144000	3144000
Consumable Stores		171300	185575	199850	214125	228400
Repairs & Maintenance		60000	65000	70000	75000	80000
Other Manufacturing Exp.		17500	18750	20000	21250	22500
Total Cost of Production (C)		18889586.8	20201511	21513435	22825359	24137282.4
g. Gross Profit (A-C)		34345413.2	37469739	40594065	43718392	46842717.6
Interest Expenses						
Interest Expenses (Term Loan)		1411934	1141385	849397	534272	194177

@7.65% /Annum for 5 yr.						
Interest Expenses (WC Loan) @11% /Annum		302900	302900	302900	302900	302900
Selling, General & Administrative Exp.		411300	445575	479850	514125	548400
Profit before Taxation		32219279.2	35579879	38961918	42367095	45797240.6
Provision for Taxation		9665783.76	10673964	11688576	12710128	13739172.2
Profit After Taxation		22553495.4	24905916	27273343	29656966	32058068.4

h. DEBT SERVICE COVERAGE RATIO (COMPANY AS A WHOLE)

	1 st Year	2 nd year	3 rd Year	4 th Year	5 th Year
Profit After Tax	22553495.4	24905916	27273343	29656966	32058068.4
Add: - Interest Expenses (Term Loan) @7.65% /Annum for 7yrs	1411934	1141385	849397	534272	194177
Interest Expenses (WC Loan) @11% /Annum for 7 yrs	302900	302900	302900	302900	302900
Depreciation	5682000	4917000	4257000	3689000	3199000
Total (A)	15156661.4	18544631	21864046	25130794	28361991.4
Interest Expenses (Term Loan) @7.65% /Annum for 7yrs	1411934	1141385	849397	534272	194177
Interest Expenses (WC Loan) @11% /Annum for 7 yrs	302900	302900	302900	302900	302900
Depreciation	5682000	4917000	4257000	3689000	3199000
Total (A)	15156661.4	18544631	21864046	25130794	28361991.4
Interest Expenses (Term Loan) @7.65% /Annum for 7yrs	1411934	1141385	849397	534272	194177
Interest Expenses (WC Loan) @11% /Annum for 7 yrs	302900	302900	302900	302900	302900
Term Loan Repayment	3698979	3698979	3698979	3698979	3698979

Total Debt Payment (B)		4815996	4742513	4660526	4569051	4466991
DSCR (A/B)		2.38	3.13	3.90	4.69	5.52
Cash Inflow		11457682.4	14845652	18165067	21431815	24663012.4
i. BREAK EVEN ANALYSIS		1st year	2nd year	3rd Year	4th Year	5th Year
A. Net Sales		50700000	54925000	59150000	63375000	67600000
B. Variable Expenses						
Raw Materials Consumed		10079986.8	10919986	11759985	12599984	13439982.4
Power & Fuel		5416800	5868200	6319600	6771000	7222400
Consumable Stores		171300	185575	199850	214125	228400
Repairs & Maintenance		60000	65000	70000	75000	80000
Other Manufacturing Exp.		17500	18750	20000	21250	22500
		15745586.8	17057511	18369435	19681359	20993282.4
C. Contribution (A-B)		34954413.2	37867489	40780565	43693642	46606717.6
D. Fixed Expenses						
Direct Labour & Wages		3144000	3144000	3144000	3144000	3144000
Selling, General & Administration		411300	445575	479850	514125	548400
		3555300	3589575	3623850	3658125	3692400
Breakeven Sales at Operating Capacity		0.69	0.69	0.69	0.69	0.69

j. Projected Balance Sheet					
	1st Year	2nd Year	3rd Year	4th Year	5th Year
Liabilities					
Capital	65589586.8	20201511	21513435	22825359	24137282.4
Revenue Reserves	53235000	57671250	62107500	66543750	70980000
Net Worth	118824586.8	77872761	83620935	89369109	95117282.4
Term Loan	5000000	5000000	5000000	5000000	5000000
Working Capital Limit	2000000	2000000	2000000	2000000	2000000
Current Liabilities					
Creditors	8080604.4	8605374	9130143.6	9654912.96	9654912.96
Liability for expenses	18889586.8	20201511	21513435	22825359	24137282.4
Total	152794778	113679646	121264513.6	128849381	135909477.8

j. Projected Balance Sheet					
	1st Year	2nd Year	3rd Year	4th Year	5th Year
Assets					
Fixed Assets					
Gross block	60000000	66000000	72600000	79860000	87846000
Depreciation	5682000	4917000	4257000	3689000	3199000
Net Fixed Assets	54318000	61083000	68343000	76171000	84647000
Non-Current asset/investments	0	0	0	0	15000000
Current assets					
Inventory	10647000	13308750	15970500	18632250	21294000
Debtors					
Security Deposits					
Loans and Advances					
Cash & Bank Balance	22553495.4	24905916	27273343	29656966	32058068.4
Total	87518495.4	99297666	111586843	124460216	152999068.4

k. CALCULATION OF PAYBACK PERIOD					
Investment	471	Lacs			
Cash In Flow	114.58	Lacs			
(PAT- Depreciation- Interest)					
PAY BACK PERIOD	4.08				

12. Projected Employment Details

Type of Employment	Number of Employees	Projected Cost
Skilled Manpower	3	1500000
Semi-skilled Manpower	7	948000
Unskilled Manpower	9	696000
TOTAL		3144000

13. Requirement of Statutory clearances

Item	Status
Partnership Deed	

Lease deed registration	
PAN	
GST Registration	
UDYAM	
Trade License	
NOC form local authority	

SPECIMEN

MODEL DETAIL PROJECT REPORT

ESTABLISHMENT OF TOURISM RELATED TRANSPORTATION SERVICES

UNDER UTTAR POORVA TRANSFORMATIVE INDUSTRIALIZATION SCHEME (UNNATI), 2024



उद्योग संवर्धन और आंतरिक व्यापार विभाग

**DEPARTMENT FOR
PROMOTION OF INDUSTRY AND
INTERNAL TRADE**

DEPARTMENT FOR PROMOTION OF INDUSTRY AND INTERNAL TRADE
MINISTRY OF COMMERCE & INDUSTRY
GOVERNMENT OF INDIA



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#GTBharat
SHAPING A VIBRANT INDIA

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1. Introduction

The tourism-related travel business in Assam is poised for significant growth, driven by the state's rich natural beauty, cultural heritage, and biodiversity. Assam's tourism industry is increasingly recognized for its potential to boost the local economy through job creation, infrastructure development, and the promotion of sustainable tourism practices. The state's unique attractions, such as its lush tea gardens, wildlife sanctuaries, and vibrant cultural festivals, make it an appealing destination for both domestic and international tourists.

a. About the project

This project envisions the development of a tourism-related travel service in the picturesque state of Assam, which is nestled between scenic states of North-east India. The service is envisaged and designed such so to offer an unparalleled blend of comfort and ease of movement, so that any destination is just a wish away without hassle or uncertainty.

b. Indian Scenario

The tourism-related travel business in India is experiencing robust growth, driven by the country's diverse landscapes, rich cultural heritage, and increasing domestic and international tourism. The hospitality industry in India is projected to grow significantly, with the market size expected to reach USD 475.37 billion by 2029, growing at a CAGR of 13.96%. This growth is fueled by rising disposable incomes, a growing middle class, and a strong preference for leisure travel among Indians.

This business segment in the Indian market, caters to a wide range of tourists, from luxury seekers to budget travelers. The sector benefits from India's varied attractions, including beaches, mountains, plantations and hill cultivations, wildlife sanctuaries, historical sites and religious places. Additionally, the government's efforts to boost tourism through initiatives like the development of cruise tourism hubs and the reduction of GST rates for hotels have further enhanced the appeal of the resort business, which translates to higher demand for travel logistics.

c. State Profile

The tourism-related travel business in Assam, owing to the state's natural beauty, cultural richness, and biodiversity, has seen significant growth with a notable increase in both domestic and international tourists. The state's unique attractions, such as its lush tea gardens, wildlife sanctuaries, and vibrant cultural festivals, make it an appealing destination for travelers seeking both relaxation and adventure. The Assam government has been proactive in promoting tourism through various initiatives, including the New Tourism Policy 2022, which aims to attract private investments and enhance infrastructure. Additionally, granting industry status to the tourism sector is expected to further boost investments and development.

However, the growth prospects in this sector in Assam owing to the challenges such as the need for improved infrastructure, effective marketing strategies, and sustainable tourism practices, depend a lot on the long-term success and sustainability of the tourism industry in the region provided that the challenges are effectively managed.

d. Sector Overview

The resort business in India is thriving, driven by the country's diverse landscapes, rich cultural heritage, and increasing tourism. Here are some key points about the sector:

Market Growth

In 2024, India's travel and tourism market is projected to generate \$22.3 billion in revenue, with a growth rate of 12.3%. Domestic tourism constitutes the majority of this growth, with increasing activity in Tier 2 and Tier 3 cities, bolstered by government initiatives and improved connectivity.



Domestic travel dominates the market, driven by rising middle-class incomes and improved infrastructure. International tourism, while smaller in share, is growing due to increased disposable income and the expansion of online booking platforms

The industry is expected to see sustained growth, driven by technological advancements, growing regional air connectivity, and government campaigns like "Incredible India" and "Dekho Apna Desh"

Key Drivers

Monuments of historical or religious significance.

Spiritual tourism such as pilgrimage destination for Hindus and Buddhists.

The Himalayas offer breathtaking mountain ranges and serene lakes.

North-east India is home to several national parks and wildlife sanctuaries.

North-East India has ample opportunities and a wide range of trekking opportunities for all levels of experience.

Government(s) is promoting India as a tourist destination through various marketing campaigns.

Challenges

Poor Road Conditions: Many roads are poorly maintained leading to uncomfortable and time-consuming journeys.

Limited Airport Capacity: Some airports lack the capacity to handle increased tourist traffic.

Crime and Harassment: Incidents of these nature deter potential visitors.

Climate Change: Poses a threat to India's natural beauty and biodiversity, which are key attractions for tourists.

2. Investor's Background

Details of all Investors in below format

Name	To be filled by the applicant
DOB	To be filled by the applicant
PAN	To be filled by the applicant
Address	To be filled by the applicant
Academic Qualification	To be filled by the applicant
Experience in business	To be filled by the applicant
Functional Responsibility in Unit	To be filled by the applicant
Name of associate concern (if any)	To be filled by the applicant
Nature of association (if any)	To be filled by the applicant
Net Worth	To be filled by the applicant

3. Company Profile

Name of the Unit	To be filled by the applicant
Constitution	To be filled by the applicant

PAN	To be filled by the applicant
Registered Office address	To be filled by the applicant
Activity	To be filled by the applicant
Loan details	To be filled by the applicant
Director	To be filled by the applicant
Unit Registration	To be filled by the applicant
Unit Location	To be filled by the applicant
Category of Project (Manufacturing/Service)	To be filled by the applicant
Zone	To be filled by the applicant
District	To be filled by the applicant
State	To be filled by the applicant

4. Details of services and its marketing potential

Details of Services for Touristy Travels in Assam

Air Transport:

- Ensuring seamless travel experiences through partnerships.
- Offering specialized services of chartered planes.

Rail Transport:

- Offering themed journeys with cultural and historical experiences.

Road Transport:

- Car Rental services
- Bus Tours

Marketing Potential

Target Audience:

- Domestic Tourists: Families, couples, and adventure seekers from across India.
- International Tourists: Travelers from Europe, North America, and Southeast Asia interested in cultural and eco-tourism.
- Corporate Clients: Companies looking for retreat and conference venues.



Marketing Strategies:

- Digital Marketing: Utilizing social media platforms, SEO, and online travel agencies to reach a wider audience.
- Collaborations: Partnering with travel agencies, airlines, and tourism boards.
- Promotional Packages: Offering special deals during festivals and off-peak seasons.
- Content Marketing: Creating engaging content like blogs, videos, and virtual tours showcasing the resort and its surroundings.

Customer Engagement:

- Loyalty Programs: Rewarding repeat guests with discounts and special offers.
- Feedback Systems: Encouraging guest reviews and using feedback for continuous improvement.
- Personalized Services: Tailoring experiences to meet individual guest preferences.

5. Details of Required Consumables with quantity

Supplier	Raw material	Quantity	Year	Cost
To be filled by the applicant	Fuel	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Internet facility (LAN/Wi-Fi)	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Refreshments	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Admin. Stationaries	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Any other	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant

6. Proposed location and Site Plan

Sl. No.	Particulars	Details
1	Land Area	To be filled by applicant
2	Status of Legal title & Possession	To be filled by applicant
3	if leased, Period of lease	To be filled by applicant
4	Coordinates of location	To be filled by applicant
5	Details of CLU	To be filled by applicant
6	Connectivity to roads	
	i) State Highway (in Km.)	To be filled by applicant



Sl. No.	Particulars	Details
	ii) National Highway (in Km.)	
7	Availability of Water	To be filled by applicant
8	Availability of Power	To be filled by applicant

a. Electrical Power

Electricity (5 KW power required for 300 Days with 2 Shift i.e. Effective Hr. 16 hr. Present rate- Rs. 7.00/Unit)

i. Construction Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

ii. Steady Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

iii. Peak Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

b. Water Requirement

i. Construction Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

ii. Steady Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

iii. Peak Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant



- c. Transportation System
- d. Local Infrastructure
- e. Raw material procurement

7. Product Process Flow

Service development stages to be defined with details of input required at each stage of service setup and output generated after each stage.



8. Cost of the Project

Particulars	Amount (Rs. In Lacs)
Land and Site Development	Rented
Civil Construction	Rented
Plant & Machinery	21.512
Electrical Installation	10.00
Preliminary and Preoperative Expenses	2.00



Particulars	Amount (Rs. In Lacs)
Miscellaneous Fixed Assets	10.00
Margin for Working Capital (@30%)	44.00
Contingency Fund	2.00
Total	89.512/-

a. Land details

The assumed required area for setting up the resort is Unit is approx. 1000 Sq.Ft. The rate for lease Land is- Rs. 20/Sq. ft.

So, the Cost of Land- Rs.1000 x 10 = Rs. 10000/-

b. Building and civil works details

Rented at a cost of 10 Rs. per square feet, i.e. Rs.1000 x 10 = Rs. 10000/-

c. Plant and machinery details

Sl. No.	Particulars	Qty	Rate (Rs.) Lakh	Amount (Rs.) Lakh
1	Hatchback Cars	2	5.00	10.00
2	Sedan Cars	1	5.76	11.512
3				
	Total			21.512/-

d. Pre-operative expenses details

Approx- Rs. 2.00 Lakh

e. Working Capital details

1) Operation Cost: - (Annual)

Sl. No.	Particulars	Total (Rs.) Lakh
1	Car rent (7 Cars at 20000/month)	14.00
2	Bus rent (3 Buses at 50000/month)	18.00
3	Fuel (66 Kl at Rs. 95/Liter)	62.70
4	Office rent	2.40
	GRAND TOTAL	97.10/-



II) Utilities (Per Annum)

Sl. No.	Item	Total (Rs.) Lakh
1	Electricity (5 KWH running 300 Days with 2 Shift i.e. Effective Hr. 16 hr. Total unit consumption - 18000. Present rate- Rs 7/Unit	1.26
2	Water & Misc	-
GRAND TOTAL		1.26/-

iii) Salary & Wages (Per Annum)

Sl. No.	Designation	No.	Wages/Month (Rs.)	Total/Annum (Rs.)
1	Accountant cum Manager	1	50000	600000
2	Operation Manager	1	50000	600000
3	MIS executive	2	20000	480000
4	On roll Cab Drivers	10	20000	2400000
5	Office Boy	1	10000	120000
6	Security Guard	2	10000	240000
7	Accountants	2	15000	360000
8	Receptionist	1	15000	180000
GRAND TOTAL				49.80/- Lakhs

Note: Every year increment @ 5% has been considered towards financial calculation.

iv) Selling & General Administration (Annum)

v) Advertisement & General Stores



Sl. No.	Items	Cost (Rs.)
1	Advertisement per Annum	1,00,000/-
2	General Stores & Inventory	1,85,500/-
Total		2,85,500/-

WORKING CAPITAL= I+II+III+V= 97.10+1.26+49.80+2.86/- = Rs. 151.02/- Lakhs

9. Proposed Means of Finance

Particulars	Amount (Rs. In Lacs)
Promoter's Capital	40.512
Unsecured Loans	
Term Loan form Bank/ Financial Institution	49.00
Total	89.512/-

a. **Working Capital limit: Rs. 44.00/- Lakh**

10. Implementation Schedule with time chart

Activities	Starting Month	Ending Month
Arrangement of land	To be filled by applicant	To be filled by applicant
Single window clearance	To be filled by applicant	To be filled by applicant
Land development	To be filled by applicant	To be filled by applicant
Building and Civil Works	To be filled by applicant	To be filled by applicant
Order and delivery of P&M	To be filled by applicant	To be filled by applicant
Power arrangement	To be filled by applicant	To be filled by applicant
Manpower arrangement	To be filled by applicant	To be filled by applicant
Procurement of raw materials	To be filled by applicant	To be filled by applicant
Trial Operation	To be filled by applicant	To be filled by applicant
Commercial Operation	To be filled by applicant	To be filled by applicant



11. Projected Financial Analysis

a. Installed Production Capacity			Quantity	Unit	Rate	Amount (Rs.) Lakh
Car Rental Service			10 Lakhs	Km	15	150
Air/Train Service			5 Lakhs	Km	10	50
Production Capacity Per Annum			15 Lakhs	Km		200
b. SCHEDULE OF PRODUCTION AND SALES						
CONSUMABLES REQUIRED						
Item	Quantity		Unit		Rate	Amount (Rs.) Lakh
Car rent	7		Nos.		20000	16.80
Bus rent	3		Nos.		50000	18.00
Fuel	66		KL		95	62.70
Office rent	1		Nos.		20000	2.40
c. Cost of operation/Annum						99.90
Parameters		1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Capacity Utilization		60%	65%	70%	75%	80%
		1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Car rental Service		600000	650000	700000	750000	800000
Air/Train Service		300000	325000	350000	375000	400000
Production (In Kms) as per Capacity Utilized		900000	975000	1050000	1125000	1200000
d. BREAK UP PRODUCTION AS PER UTILIZED CAPACITY						
ITEMS		1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Capacity Utilization		60%	65%	70%	75%	80%
Car rental service		600000	650000	700000	750000	800000

Air/Train Service		300000	325000	350000	375000	400000
TOTAL PRODUCTION		900000	975000	1050000	1125000	1200000
Sales Details						
Items		1st Year	2nd Year	3rd Year	4th Year	5th Year
Car rental service		90	97.5	105	112.5	120
Air/Train Service		30	32.5	35	37.5	40
NET Sales Price		120	130	140	150	160
GST RATE @18%		21.6	23.4	25.2	27	28.8
GROSS Sales Price		141.6	153.4	165.2	177	188.8
e. COST OF PRODUCTION						
Items		1st Year	2nd year	3rd Year	4th Year	5th Year
		60%	65%	70%	75%	80%
Operation Cost		59.94	64.935	69.93	74.925	79.92
Power & Fuel		0.756	0.819	0.882	0.945	1.008
Direct Labor & Wages		29.88	32.37	34.86	37.35	39.84
Advertisement & Gen. Stores		1.716	1.859	2.002	2.145	2.288
Repairs & Maintenance		0.05	0.06	0.06	0.06	0.07
Other Manufacturing Exp.		-	-	-	-	-
COST OF PRODUCTION		92.34	100.04	107.73	115.43	123.12

f. PROJECTED PROFITABILITY STATEMENT						
		1st Year	2nd year	3rd Year	4th Year	5th Year
Capacity Utilized		60%	65%	70%	75%	80%

A. Sales						
Gross Sales		141.6	153.4	165.2	177	188.8
Less: GST		21.6	23.4	25.2	27	28.8
NET SALES		120	130	140	150	160
B. Cost of Production						
Operation cost		59.94	64.935	69.93	74.925	79.92
Power & Fuel		0.756	0.819	0.882	0.945	1.008
Direct Labor & Wages		29.88	32.37	34.86	37.35	39.84
Advertisement & General Stores		1.716	1.859	2.002	2.145	2.288
Repairs & Maintenance		0.05	0.06	0.06	0.06	0.07
Other Manufacturing Exp.		0	0	0	0	0
Total Cost of Production (C)		92.34	100.04	107.73	115.43	123.12
g. Gross Profit (A-C)		49.26	53.36	57.47	61.57	65.68
Interest Expenses						
Interest Expenses (Term Loan) @7.65% /Annum for 5 yr.		3.46	2.80	9.74	1.31	0.48
Interest Expenses (WC Loan) @11% /Annum		2.67	2.80	2.94	3.09	3.24
Others						
Profit before Taxation		43.13	47.77	44.78	57.18	61.96
Provision for Taxation		11.21	12.42	11.64	14.87	16.11
Profit After Taxation		31.92	35.35	33.14	42.31	45.85

h. DEBT SERVICE COVERAGE RATIO (COMPANY AS A WHOLE)						
		1 st Year	2 nd year	3 rd Year	4 th Year	5 th Year
Profit After Tax		31.92	35.35	33.14	42.31	45.85



Add: - Interest Expenses (Term Loan) @7.65% /Annum for 7yrs		3.46	2.80	9.74	1.31	0.48
Interest Expenses (WC Loan) @11% /Annum for 7 yrs		2.67	2.80	2.94	3.09	3.24
Depreciation		3.23	2.74	2.33	1.98	1.68
Total (A)		22.57	27.01	18.13	35.93	40.45
Interest Expenses (Term Loan) @7.65% /Annum for 7yrs		3.46	2.80	9.74	1.31	0.48
Interest Expenses (WC Loan) @11% /Annum for 7 yrs		2.67	2.80	2.94	3.09	3.24
Depreciation		3.23	2.74	2.33	1.98	1.68
Total (A)		22.57	27.01	18.13	35.93	40.45
Interest Expenses (Term Loan) @7.65% /Annum for 7yrs		3.46	2.80	9.74	1.31	0.48
Interest Expenses (WC Loan) @11% /Annum for 7 yrs.		2.67	2.80	2.94	3.09	3.24
Term Loan Repayment		8.37	9.03	9.74	10.52	11.35
Total Debt Payment (B)		14.49	14.62	22.43	10.52	11.35
DSCR (A/B)		0.98	1.23	0.37	2.42	2.56
Cash Inflow		14.20	17.98	8.38	25.42	29.10
i. BREAK EVEN ANALYSIS		1st year	2nd year	3rd Year	4th Year	5th Year
A. Net Sales		120	130	140	150	160
B. Variable Expenses						
Raw Materials Consumed		59.94	64.935	69.93	74.925	79.92
Power & Fuel		0.756	0.819	0.882	0.945	1.008
Consumable Stores		1.716	1.859	2.002	2.145	2.288
Repairs & Maintenance		0.05	0.06	0.06	0.06	0.07



		62.46	67.67	72.87	78.08	83.28
C. Contribution (A-B)		57.54	62.33	67.13	71.92	76.72
D. Fixed Expenses						
Direct Labor & Wages		29.88	32.37	34.86	37.35	39.84
Selling, General & Administration		0	0	0	0	0
		29.88	32.37	34.86	37.35	39.84
Breakeven Sales at Operating Capacity		0.48	0.48	0.48	0.48	0.48

j. Projected Balance Sheet					
	1st Year	2nd Year	3rd Year	4th Year	5th Year
Liabilities					
Capital	40.51	40.51	40.51	40.51	40.51
Revenue Reserves	3.19	3.53	3.31	4.23	4.59
Net Worth	43.70	44.05	43.83	44.74	45.10
Term Loan	3.46	2.80	9.74	1.31	0.48
Working Capital Limit	2.67	2.80	2.94	3.09	3.24
Current Liabilities					
Creditors					
Liability for expenses	92.34	100.04	107.73	115.43	1102.39
Total	142.17	149.68	164.24	164.57	1151.21
Assets					
Fixed Assets					
Gross block	21.51	18.29	15.54	13.21	11.23
Depreciation	3.23	2.74	2.33	1.98	1.68
Net Fixed Assets	24.74	21.03	17.87	15.19	12.91
Non-Current asset/investments					
Current assets					
Inventory		0	0	0	0
Debtors	80.34	87.81	106.8	100.78	1085.68
Security Deposits					
Loans and Advances	8.37	9.03	9.74	10.52	11.35
Cash & Bank Balance	28.73	31.81	29.83	38.08	41.27
Total	142.17	149.68	164.24	164.57	1151.21



k. CALCULATION OF PAYBACK PERIOD					
Investment	89.52/-	Lakhs			
Cash In Flow	14.20	Lakhs			
(PAT-Depreciation-Interest)	22.57	Lakhs			
PAY BACK PERIOD	5	Years			

12. Projected Employment Details

Type of Employment	Number of Employees	Projected Cost
Skilled Manpower	4	15.6
Semi-skilled Manpower	12	28.80
Unskilled Manpower	4	5.40
TOTAL		49.80/-

13. Requirement of Statutory clearances

Item	Status
Partnership Deed	
Lease deed registration	
PAN	
GST Registration	
UDYAM	
Trade License	
NOC form local authority	

MODEL DETAIL PROJECT REPORT

ESTABLISHMENT OF TOURISM RELATED TRANSPORTATION SERVICES

UNDER UTTAR POORVA TRANSFORMATIVE INDUSTRIALIZATION SCHEME (UNNATI), 2024



उद्योग संवर्धन और आंतरिक व्यापार विभाग

**DEPARTMENT FOR
PROMOTION OF INDUSTRY AND
INTERNAL TRADE**

DEPARTMENT FOR PROMOTION OF INDUSTRY AND INTERNAL TRADE
MINISTRY OF COMMERCE & INDUSTRY
GOVERNMENT OF INDIA



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Haryana, India

#GTBharat
SHAPING A VIBRANT INDIA

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SPECIMEN

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1. Introduction

The tourism-related travel business in Assam is poised for significant growth, driven by the state's rich natural beauty, cultural heritage, and biodiversity. Assam's tourism industry is increasingly recognized for its potential to boost the local economy through job creation, infrastructure development, and the promotion of sustainable tourism practices. The state's unique attractions, such as its lush tea gardens, wildlife sanctuaries, and vibrant cultural festivals, make it an appealing destination for both domestic and international tourists.

a. About the project

This project envisions the development of a tourism-related travel service in the picturesque state of Assam, which is nestled between scenic states of North-east India. The service is envisaged and designed such so to offer an unparalleled blend of comfort and ease of movement, so that any destination is just a wish away without hassle or uncertainty.

b. Indian Scenario

The tourism-related travel business in India is experiencing robust growth, driven by the country's diverse landscapes, rich cultural heritage, and increasing domestic and international tourism. The hospitality industry in India is projected to grow significantly, with the market size expected to reach USD 475.37 billion by 2029, growing at a CAGR of 13.96%. This growth is fueled by rising disposable incomes, a growing middle class, and a strong preference for leisure travel among Indians.

This business segment in the Indian market, caters to a wide range of tourists, from luxury seekers to budget travelers. The sector benefits from India's varied attractions, including beaches, mountains, plantations and hill cultivations, wildlife sanctuaries, historical sites and religious places. Additionally, the government's efforts to boost tourism through initiatives like the development of cruise tourism hubs and the reduction of GST rates for hotels have further enhanced the appeal of the resort business, which translates to higher demand for travel logistics.

c. State Profile

The tourism-related travel business in Assam, owing to the state's natural beauty, cultural richness, and biodiversity, has seen significant growth with a notable increase in both domestic and international tourists. The state's unique attractions, such as its lush tea gardens, wildlife sanctuaries, and vibrant cultural festivals, make it an appealing destination for travelers seeking both relaxation and adventure. The Assam government has been proactive in promoting tourism through various initiatives, including the New Tourism Policy 2022, which aims to attract private investments and enhance infrastructure. Additionally, granting industry status to the tourism sector is expected to further boost investments and development.

However, the growth prospects in this sector in Assam owing to the challenges such as the need for improved infrastructure, effective marketing strategies, and sustainable tourism practices, depend a lot on the long-term success and sustainability of the tourism industry in the region provided that the challenges are effectively managed.

d. Sector Overview

The resort business in India is thriving, driven by the country's diverse landscapes, rich cultural heritage, and increasing tourism. Here are some key points about the sector:

Market Growth

In 2024, India's travel and tourism market is projected to generate \$22.3 billion in revenue, with a growth rate of 12.3%. Domestic tourism constitutes the majority of this growth, with increasing activity in Tier 2 and Tier 3 cities, bolstered by government initiatives and improved connectivity.



Domestic travel dominates the market, driven by rising middle-class incomes and improved infrastructure. International tourism, while smaller in share, is growing due to increased disposable income and the expansion of online booking platforms

The industry is expected to see sustained growth, driven by technological advancements, growing regional air connectivity, and government campaigns like "Incredible India" and "Dekho Apna Desh"

Key Drivers

Monuments of historical or religious significance.

Spiritual tourism such as pilgrimage destination for Hindus and Buddhists.

The Himalayas offer breathtaking mountain ranges and serene lakes.

North-east India is home to several national parks and wildlife sanctuaries.

North-East India has ample opportunities and a wide range of trekking opportunities for all levels of experience.

Government(s) is promoting India as a tourist destination through various marketing campaigns.

Challenges

Poor Road Conditions: Many roads are poorly maintained leading to uncomfortable and time-consuming journeys.

Limited Airport Capacity: Some airports lack the capacity to handle increased tourist traffic.

Crime and Harassment: Incidents of these nature deter potential visitors.

Climate Change: Poses a threat to India's natural beauty and biodiversity, which are key attractions for tourists.

2. Investor's Background

Details of all Investors in below format

Name	To be filled by the applicant
DOB	To be filled by the applicant
PAN	To be filled by the applicant
Address	To be filled by the applicant
Academic Qualification	To be filled by the applicant
Experience in business	To be filled by the applicant
Functional Responsibility in Unit	To be filled by the applicant
Name of associate concern (if any)	To be filled by the applicant
Nature of association (if any)	To be filled by the applicant
Net Worth	To be filled by the applicant

3. Company Profile

Name of the Unit	To be filled by the applicant
Constitution	To be filled by the applicant

PAN	To be filled by the applicant
Registered Office address	To be filled by the applicant
Activity	To be filled by the applicant
Loan details	To be filled by the applicant
Director	To be filled by the applicant
Unit Registration	To be filled by the applicant
Unit Location	To be filled by the applicant
Category of Project (Manufacturing/Service)	To be filled by the applicant
Zone	To be filled by the applicant
District	To be filled by the applicant
State	To be filled by the applicant

4. Details of services and its marketing potential

Details of Services for Touristy Travels in Assam

Air Transport:

- Ensuring seamless travel experiences through partnerships.
- Offering specialized services of chartered planes.

Rail Transport:

- Offering themed journeys with cultural and historical experiences.

Road Transport:

- Car Rental services
- Bus Tours

Marketing Potential

Target Audience:

- Domestic Tourists: Families, couples, and adventure seekers from across India.
- International Tourists: Travelers from Europe, North America, and Southeast Asia interested in cultural and eco-tourism.
- Corporate Clients: Companies looking for retreat and conference venues.



Marketing Strategies:

- Digital Marketing: Utilizing social media platforms, SEO, and online travel agencies to reach a wider audience.
- Collaborations: Partnering with travel agencies, airlines, and tourism boards.
- Promotional Packages: Offering special deals during festivals and off-peak seasons.
- Content Marketing: Creating engaging content like blogs, videos, and virtual tours showcasing the resort and its surroundings.

Customer Engagement:

- Loyalty Programs: Rewarding repeat guests with discounts and special offers.
- Feedback Systems: Encouraging guest reviews and using feedback for continuous improvement.
- Personalized Services: Tailoring experiences to meet individual guest preferences.

5. Details of Required Consumables with quantity

Supplier	Raw material	Quantity	Year	Cost
To be filled by the applicant	Fuel	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Internet facility (LAN/Wi-Fi)	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Refreshments	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Admin. Stationaries	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Any other	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant

6. Proposed location and Site Plan

Sl. No.	Particulars	Details
1	Land Area	To be filled by applicant
2	Status of Legal title & Possession	To be filled by applicant
3	if leased, Period of lease	To be filled by applicant
4	Coordinates of location	To be filled by applicant
5	Details of CLU	To be filled by applicant
6	Connectivity to roads	
	i) State Highway (in Km.)	To be filled by applicant



Sl. No.	Particulars	Details
	ii) National Highway (in Km.)	
7	Availability of Water	To be filled by applicant
8	Availability of Power	To be filled by applicant

a. Electrical Power

Electricity (5 KW power required for 300 Days with 2 Shift i.e. Effective Hr. 16 hr. Present rate- Rs. 7.00/Unit)

i. Construction Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

ii. Steady Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

iii. Peak Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

b. Water Requirement

i. Construction Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

ii. Steady Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

iii. Peak Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant



- c. Transportation System
- d. Local Infrastructure
- e. Raw material procurement

7. Product Process Flow

Service development stages to be defined with details of input required at each stage of service setup and output generated after each stage.



8. Cost of the Project

Particulars	Amount (Rs. In Lacs)
Land and Site Development	Rented
Civil Construction	Rented
Plant & Machinery	21.512
Electrical Installation	10.00
Preliminary and Preoperative Expenses	2.00



Particulars	Amount (Rs. In Lacs)
Miscellaneous Fixed Assets	10.00
Margin for Working Capital (@30%)	44.00
Contingency Fund	2.00
Total	89.512/-

a. Land details

The assumed required area for setting up the resort is Unit is approx. 1000 Sq.Ft. The rate for lease Land is- Rs. 20/Sq. ft.

So, the Cost of Land- Rs.1000 x 10 = Rs. 10000/-

b. Building and civil works details

Rented at a cost of 10 Rs. per square feet, i.e. Rs.1000 x 10 = Rs. 10000/-

c. Plant and machinery details

Sl. No.	Particulars	Qty	Rate (Rs.) Lakh	Amount (Rs.) Lakh
1	Hatchback Cars	2	5.00	10.00
2	Sedan Cars	1	5.76	11.512
3				
	Total			21.512/-

d. Pre-operative expenses details

Approx- Rs. 2.00 Lakh

e. Working Capital details

1) Operation Cost: - (Annual)

Sl. No.	Particulars	Total (Rs.) Lakh
1	Car rent (7 Cars at 20000/month)	14.00
2	Bus rent (3 Buses at 50000/month)	18.00
3	Fuel (66 Kl at Rs. 95/Liter)	62.70
4	Office rent	2.40
	GRAND TOTAL	97.10/-



II) Utilities (Per Annum)

Sl. No.	Item	Total (Rs.) Lakh
1	Electricity (5 KWH running 300 Days with 2 Shift i.e. Effective Hr. 16 hr. Total unit consumption - 18000. Present rate- Rs 7/Unit	1.26
2	Water & Misc	-
GRAND TOTAL		1.26/-

iii) Salary & Wages (Per Annum)

Sl. No.	Designation	No.	Wages/Month (Rs.)	Total/Annum (Rs.)
1	Accountant cum Manager	1	50000	600000
2	Operation Manager	1	50000	600000
3	MIS executive	2	20000	480000
4	On roll Cab Drivers	10	20000	2400000
5	Office Boy	1	10000	120000
6	Security Guard	2	10000	240000
7	Accountants	2	15000	360000
8	Receptionist	1	15000	180000
GRAND TOTAL				49.80/- Lakhs

Note: Every year increment @ 5% has been considered towards financial calculation.

iv) Selling & General Administration (Annum)

v) Advertisement & General Stores



Sl. No.	Items	Cost (Rs.)
1	Advertisement per Annum	1,00,000/-
2	General Stores & Inventory	1,85,500/-
Total		2,85,500/-

WORKING CAPITAL= I+II+III+V= 97.10+1.26+49.80+2.86/- = Rs. 151.02/- Lakhs

9. Proposed Means of Finance

Particulars	Amount (Rs. In Lacs)
Promoter's Capital	40.512
Unsecured Loans	
Term Loan form Bank/ Financial Institution	49.00
Total	89.512/-

a. **Working Capital limit: Rs. 44.00/- Lakh**

10. Implementation Schedule with time chart

Activities	Starting Month	Ending Month
Arrangement of land	To be filled by applicant	To be filled by applicant
Single window clearance	To be filled by applicant	To be filled by applicant
Land development	To be filled by applicant	To be filled by applicant
Building and Civil Works	To be filled by applicant	To be filled by applicant
Order and delivery of P&M	To be filled by applicant	To be filled by applicant
Power arrangement	To be filled by applicant	To be filled by applicant
Manpower arrangement	To be filled by applicant	To be filled by applicant
Procurement of raw materials	To be filled by applicant	To be filled by applicant
Trial Operation	To be filled by applicant	To be filled by applicant
Commercial Operation	To be filled by applicant	To be filled by applicant



11. Projected Financial Analysis

a. Installed Production Capacity			Quantity	Unit	Rate	Amount (Rs.) Lakh
Car Rental Service			10 Lakhs	Km	15	150
Air/Train Service			5 Lakhs	Km	10	50
Production Capacity Per Annum			15 Lakhs	Km		200
b. SCHEDULE OF PRODUCTION AND SALES						
CONSUMABLES REQUIRED						
Item	Quantity		Unit		Rate	Amount (Rs.) Lakh
Car rent	7		Nos.		20000	16.80
Bus rent	3		Nos.		50000	18.00
Fuel	66		KL		95	62.70
Office rent	1		Nos.		20000	2.40
c. Cost of operation/Annum						99.90
Parameters		1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Capacity Utilization		60%	65%	70%	75%	80%
		1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Car rental Service		600000	650000	700000	750000	800000
Air/Train Service		300000	325000	350000	375000	400000
Production (In Kms) as per Capacity Utilized		900000	975000	1050000	1125000	1200000
d. BREAK UP PRODUCTION AS PER UTILIZED CAPACITY						
ITEMS		1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Capacity Utilization		60%	65%	70%	75%	80%
Car rental service		600000	650000	700000	750000	800000

Air/Train Service		300000	325000	350000	375000	400000
TOTAL PRODUCTION		900000	975000	1050000	1125000	1200000
Sales Details						
Items		1st Year	2nd Year	3rd Year	4th Year	5th Year
Car rental service		90	97.5	105	112.5	120
Air/Train Service		30	32.5	35	37.5	40
NET Sales Price		120	130	140	150	160
GST RATE @18%		21.6	23.4	25.2	27	28.8
GROSS Sales Price		141.6	153.4	165.2	177	188.8
e. COST OF PRODUCTION						
Items		1st Year	2nd year	3rd Year	4th Year	5th Year
		60%	65%	70%	75%	80%
Operation Cost		59.94	64.935	69.93	74.925	79.92
Power & Fuel		0.756	0.819	0.882	0.945	1.008
Direct Labor & Wages		29.88	32.37	34.86	37.35	39.84
Advertisement & Gen. Stores		1.716	1.859	2.002	2.145	2.288
Repairs & Maintenance		0.05	0.06	0.06	0.06	0.07
Other Manufacturing Exp.		-	-	-	-	-
COST OF PRODUCTION		92.34	100.04	107.73	115.43	123.12

f. PROJECTED PROFITABILITY STATEMENT						
		1st Year	2nd year	3rd Year	4th Year	5th Year
Capacity Utilized		60%	65%	70%	75%	80%

A. Sales						
Gross Sales		141.6	153.4	165.2	177	188.8
Less: GST		21.6	23.4	25.2	27	28.8
NET SALES		120	130	140	150	160
B. Cost of Production						
Operation cost		59.94	64.935	69.93	74.925	79.92
Power & Fuel		0.756	0.819	0.882	0.945	1.008
Direct Labor & Wages		29.88	32.37	34.86	37.35	39.84
Advertisement & General Stores		1.716	1.859	2.002	2.145	2.288
Repairs & Maintenance		0.05	0.06	0.06	0.06	0.07
Other Manufacturing Exp.		0	0	0	0	0
Total Cost of Production (C)		92.34	100.04	107.73	115.43	123.12
g. Gross Profit (A-C)		49.26	53.36	57.47	61.57	65.68
Interest Expenses						
Interest Expenses (Term Loan) @7.65% /Annum for 5 yr.		3.46	2.80	9.74	1.31	0.48
Interest Expenses (WC Loan) @11% /Annum		2.67	2.80	2.94	3.09	3.24
Others						
Profit before Taxation		43.13	47.77	44.78	57.18	61.96
Provision for Taxation		11.21	12.42	11.64	14.87	16.11
Profit After Taxation		31.92	35.35	33.14	42.31	45.85

h. DEBT SERVICE COVERAGE RATIO (COMPANY AS A WHOLE)						
		1 st Year	2 nd year	3 rd Year	4 th Year	5 th Year
Profit After Tax		31.92	35.35	33.14	42.31	45.85



Add: - Interest Expenses (Term Loan) @7.65% /Annum for 7yrs		3.46	2.80	9.74	1.31	0.48
Interest Expenses (WC Loan) @11% /Annum for 7 yrs		2.67	2.80	2.94	3.09	3.24
Depreciation		3.23	2.74	2.33	1.98	1.68
Total (A)		22.57	27.01	18.13	35.93	40.45
Interest Expenses (Term Loan) @7.65% /Annum for 7yrs		3.46	2.80	9.74	1.31	0.48
Interest Expenses (WC Loan) @11% /Annum for 7 yrs		2.67	2.80	2.94	3.09	3.24
Depreciation		3.23	2.74	2.33	1.98	1.68
Total (A)		22.57	27.01	18.13	35.93	40.45
Interest Expenses (Term Loan) @7.65% /Annum for 7yrs		3.46	2.80	9.74	1.31	0.48
Interest Expenses (WC Loan) @11% /Annum for 7 yrs.		2.67	2.80	2.94	3.09	3.24
Term Loan Repayment		8.37	9.03	9.74	10.52	11.35
Total Debt Payment (B)		14.49	14.62	22.43	10.52	11.35
DSCR (A/B)		0.98	1.23	0.37	2.42	2.56
Cash Inflow		14.20	17.98	8.38	25.42	29.10
i. BREAK EVEN ANALYSIS		1st year	2nd year	3rd Year	4th Year	5th Year
A. Net Sales		120	130	140	150	160
B. Variable Expenses						
Raw Materials Consumed		59.94	64.935	69.93	74.925	79.92
Power & Fuel		0.756	0.819	0.882	0.945	1.008
Consumable Stores		1.716	1.859	2.002	2.145	2.288
Repairs & Maintenance		0.05	0.06	0.06	0.06	0.07



		62.46	67.67	72.87	78.08	83.28
C. Contribution (A-B)		57.54	62.33	67.13	71.92	76.72
D. Fixed Expenses						
Direct Labor & Wages		29.88	32.37	34.86	37.35	39.84
Selling, General & Administration		0	0	0	0	0
		29.88	32.37	34.86	37.35	39.84
Breakeven Sales at Operating Capacity		0.48	0.48	0.48	0.48	0.48

j. Projected Balance Sheet					
	1st Year	2nd Year	3rd Year	4th Year	5th Year
Liabilities					
Capital	40.51	40.51	40.51	40.51	40.51
Revenue Reserves	3.19	3.53	3.31	4.23	4.59
Net Worth	43.70	44.05	43.83	44.74	45.10
Term Loan	3.46	2.80	9.74	1.31	0.48
Working Capital Limit	2.67	2.80	2.94	3.09	3.24
Current Liabilities					
Creditors					
Liability for expenses	92.34	100.04	107.73	115.43	1102.39
Total	142.17	149.68	164.24	164.57	1151.21
Assets					
Fixed Assets					
Gross block	21.51	18.29	15.54	13.21	11.23
Depreciation	3.23	2.74	2.33	1.98	1.68
Net Fixed Assets	24.74	21.03	17.87	15.19	12.91
Non-Current asset/investments					
Current assets					
Inventory		0	0	0	0
Debtors	80.34	87.81	106.8	100.78	1085.68
Security Deposits					
Loans and Advances	8.37	9.03	9.74	10.52	11.35
Cash & Bank Balance	28.73	31.81	29.83	38.08	41.27
Total	142.17	149.68	164.24	164.57	1151.21



k. CALCULATION OF PAYBACK PERIOD					
Investment	89.52/-	Lakhs			
Cash In Flow	14.20	Lakhs			
(PAT-Depreciation-Interest)	22.57	Lakhs			
PAY BACK PERIOD	5	Years			

12. Projected Employment Details

Type of Employment	Number of Employees	Projected Cost
Skilled Manpower	4	15.6
Semi-skilled Manpower	12	28.80
Unskilled Manpower	4	5.40
TOTAL		49.80/-

13. Requirement of Statutory clearances

Item	Status
Partnership Deed	
Lease deed registration	
PAN	
GST Registration	
UDYAM	
Trade License	
NOC form local authority	

MODEL DETAILED PROJECT REPORT
ON
PATCHOULI OIL
(Essential oil for Perfume making)

Submitted to:



उद्योग संवर्धन और आंतरिक व्यापार विभाग
**DEPARTMENT FOR
PROMOTION OF INDUSTRY AND
INTERNAL TRADE**

Ministry of Commerce & industry
Government of India

Submitted by:



Project Implementation Unit
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Haryana, India

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1. Introduction

Patchouli essential oil, derived from the leaves of the Pogostemon cablin plant, is a highly valued product in the global market due to its versatile applications and numerous benefits. Known for its rich, earthy, and musky aroma, patchouli oil is extensively used in the perfume industry as a base note, providing long-lasting fragrance. Additionally, it holds significant therapeutic properties, making it a popular choice in aromatherapy for alleviating stress, anxiety, and depression. The oil's anti-inflammatory and antiseptic qualities also make it beneficial for skincare, aiding in the treatment of acne, eczema, and dry skin. Furthermore, patchouli oil serves as an effective natural insect repellent and is utilized in various household products. The production of high-quality patchouli oil involves meticulous cultivation, harvesting, and steam distillation processes, ensuring its purity and potency. Establishing a patchouli essential oil production unit in Northeast India leverages the region's favorable climatic conditions and rich biodiversity, promising a profitable and sustainable business venture.

a. About the project

The project "Patchouli Essential Oil Production Unit in Assam" aims to establish a state-of-the-art facility dedicated to the extraction and processing of high-quality patchouli essential oil. Leveraging Assam's favorable climatic conditions and rich biodiversity, this project will focus on cultivating Pogostemon cablin plants, known for their superior oil yield and aromatic properties. The production unit will employ advanced steam distillation techniques to ensure the purity and potency of the oil, catering to the growing demand in the aromatherapy, perfumery, and skincare industries. By integrating sustainable agricultural practices and modern technology, the project not only promises economic benefits for local farmers and entrepreneurs but also contributes to the region's socio-economic development. The establishment of this unit will position Assam as a key player in the global essential oil market, promoting the state's natural resources and fostering a sustainable business ecosystem.

b. Indian Scenario

In India, the scenario for patchouli oil production is evolving rapidly, driven by increasing domestic and international demand. India currently imports a significant portion of its patchouli oil, primarily from Indonesia, to meet the annual demand of approximately 220 metric tons. This presents a substantial opportunity for local production units to bridge the supply gap. The favorable climatic conditions in regions like Assam make it an ideal location for cultivating Pogostemon cablin, the plant from which patchouli oil is derived. The Indian government supports the cultivation of medicinal and aromatic plants through various schemes and subsidies, encouraging farmers to diversify their crops and adopt sustainable agricultural practices. By leveraging advanced distillation technologies and improving agricultural practices, India can enhance the yield and quality of patchouli oil, reducing dependency on imports and boosting the local economy. This shift not only promises economic benefits for farmers and entrepreneurs but also positions India as a significant player in the global essential oil market.

c. State Profile

Assam, with its favorable climatic conditions and rich biodiversity, is emerging as a significant hub for patchouli oil production in India. The state's tropical and subtropical climate is ideal for cultivating Pogostemon cablin, the plant from which patchouli oil is derived. Assam's agricultural landscape, traditionally dominated by tea and rice, is diversifying with the introduction of high-value crops like patchouli. This shift is supported by various government initiatives aimed at promoting medicinal and aromatic plant cultivation. The establishment of patchouli oil production units in Assam not only promises economic benefits for local farmers and entrepreneurs but also contributes to the state's socio-economic development. By leveraging advanced steam distillation techniques and sustainable agricultural practices, Assam is well-positioned to meet the growing domestic and international demand for high-quality patchouli oil, reducing dependency on imports and enhancing the state's profile in the global essential oil market.

d. Sector Overview

The patchouli essential oil sector in Assam is poised for significant growth, driven by the increasing global demand for natural and organic products. Patchouli oil, known for its distinctive earthy and musky aroma, is extensively



used in the fragrance, cosmetics, and aromatherapy industries. Assam's favorable climatic conditions and rich biodiversity make it an ideal location for cultivating Pogostemon cablin, the plant from which patchouli oil is derived. The state's agricultural landscape, traditionally dominated by tea and rice, is diversifying with the introduction of high-value crops like patchouli, supported by various government initiatives aimed at promoting medicinal and aromatic plant cultivation.

Market Potential

The global patchouli oil market is experiencing notable growth, with an estimated compound annual growth rate (CAGR) of around 3% to 3.8% from 2024 to 2030¹². The market is driven by the rising consumer preference for natural and organic ingredients, the growing popularity of aromatherapy, and the expanding market for niche fragrance products. In India, the demand for patchouli oil is significant, with an annual requirement of approximately 220 metric tons, valued at around ₹33 crores³. However, domestic production is currently insufficient to meet this demand, leading to substantial imports. This gap presents a lucrative opportunity for local production units in Assam to bridge the supply gap and reduce dependency on imports.

Technological Advancements

Technological advancements play a crucial role in enhancing the efficiency and quality of patchouli oil production. Key advancements include:

- **Advanced Steam Distillation Techniques:** Modern steam distillation units are designed to maximize oil yield and purity while minimizing energy consumption. These units ensure that the essential oils retain their therapeutic properties and aromatic qualities.
- **Sustainable Cultivation Practices:** The adoption of sustainable agricultural practices, such as organic farming and integrated pest management, helps in maintaining soil health and reducing environmental impact. These practices also enhance the quality of the raw material, leading to superior oil quality.
- **Automation and Mechanization:** The use of automated harvesting and processing machinery reduces labor costs and increases efficiency. Mechanized cleaning and sorting machines ensure that only high-quality leaves are used for oil extraction.
- **Quality Control and Testing:** Advanced analytical techniques, such as gas chromatography and mass spectrometry, are used to ensure the purity and consistency of the essential oils. These techniques help in detecting any adulteration and maintaining high standards of quality.
- **Packaging Innovations:** Innovations in packaging materials and techniques help in preserving the quality and extending the shelf life of essential oils. Eco-friendly and sustainable packaging options are also gaining popularity, aligning with consumer preferences for environmentally responsible products.

By leveraging these technological advancements, the patchouli oil production sector in Assam can enhance its competitiveness and meet the growing demand for high-quality essential oils both domestically and internationally.

SWOT Analysis

Strengths

- **Favorable Climatic Conditions:** Assam's tropical and subtropical climate is ideal for cultivating Pogostemon cablin, ensuring high-quality raw material.
- **Rich Biodiversity:** The region's diverse flora supports sustainable agricultural practices and enhances the quality of patchouli oil.



- **Government Support:** Various government initiatives and subsidies promote the cultivation of medicinal and aromatic plants, providing financial and technical assistance to farmers.
- **Growing Market Demand:** Increasing global and domestic demand for natural and organic products boosts the market potential for patchouli oil.
- **Skilled Labor:** Availability of skilled labor familiar with agricultural practices and essential oil extraction techniques.

Weaknesses

- **High Initial Investment:** Setting up a production unit requires significant capital investment in machinery, infrastructure, and training.
- **Limited Awareness:** Lack of awareness among local farmers about the benefits and cultivation practices of patchouli can hinder adoption.
- **Supply Chain Challenges:** Inadequate infrastructure and logistics can affect the timely supply of raw materials and distribution of finished products.
- **Quality Control:** Ensuring consistent quality and purity of the oil can be challenging without advanced testing and quality control measures.

Opportunities

- **Import Substitution:** Increasing domestic production can reduce dependency on imports, saving foreign exchange and enhancing self-reliance.
- **Export Potential:** High-quality patchouli oil from Assam can cater to international markets, boosting export revenues.
- **Value Addition:** Developing value-added products like blended essential oils, perfumes, and skincare products can enhance profitability.
- **Sustainable Practices:** Adoption of organic farming and sustainable practices can attract environmentally conscious consumers and premium pricing.
- **Technological Advancements:** Leveraging modern distillation techniques and automation can improve efficiency and reduce production costs.

Threats

- **Market Competition:** Competition from established producers in countries like Indonesia can impact market share and pricing.
- **Climate Variability:** Changes in climate patterns can affect crop yield and quality, posing a risk to consistent production.
- **Pest and Disease Outbreaks:** Susceptibility to pests and diseases can affect crop health and yield, requiring effective management practices.
- **Regulatory Changes:** Changes in government policies and regulations related to agriculture and essential oil production can impact operations.
- **Economic Fluctuations:** Variations in market demand and economic conditions can affect pricing and profitability.

This SWOT analysis highlights the key factors influencing the patchouli oil production sector in Assam, providing insights into the strengths, weaknesses, opportunities, and threats associated with this venture.



2. Investor's Background

Details of all Investors in below format

Name	To be filled by the applicant
DOB	To be filled by the applicant
PAN	To be filled by the applicant
Address	To be filled by the applicant
Academic Qualification	To be filled by the applicant
Experience in business	To be filled by the applicant
Functional Responsibility in Unit	To be filled by the applicant
Name of associate concern (if any)	To be filled by the applicant
Nature of association (if any)	To be filled by the applicant
Net Worth	To be filled by the applicant

3. Company Profile

Name of the Unit	To be filled by the applicant
Constitution	To be filled by the applicant
PAN	To be filled by the applicant
Registered Office address	To be filled by the applicant
Activity	To be filled by the applicant
Loan details	To be filled by the applicant
Director	To be filled by the applicant
Unit Registration	To be filled by the applicant
Unit Location	To be filled by the applicant
Category of Project (Manufacturing/Service)	To be filled by the applicant
Zone	To be filled by the applicant
District	To be filled by the applicant
State	To be filled by the applicant

4. Details of product and its marketing potential

Product Details

Patchouli essential oil is extracted from the leaves of the Pogostemon cablin plant through steam distillation. The oil is renowned for its rich, earthy, and musky aroma, which makes it a popular ingredient in the fragrance, cosmetics, and aromatherapy industries. The primary chemical constituents of patchouli oil include patchoulol, α -patchoulene, β -



patchoulene, and α -guaiene, which contribute to its therapeutic properties. Patchouli oil is known for its anti-inflammatory, antiseptic, and antidepressant effects, making it beneficial for skincare, stress relief, and overall wellness. It is commonly used in perfumes, skincare products, massage oils, and household cleaning solutions.

Market Potential

The global patchouli oil market is experiencing steady growth, driven by increasing consumer preference for natural and organic products. The market was valued at approximately \$43.4 million in 2022 and is projected to reach \$64.4 million by 2032, growing at a compound annual growth rate (CAGR) of 4.1%¹. This growth is fueled by the rising popularity of aromatherapy, the expanding wellness and spa industries, and the demand for natural ingredients in personal care products.

In India, the demand for patchouli oil is significant, with an annual requirement of around 220 metric tons, valued at approximately ₹33 crores². However, domestic production currently falls short, leading to substantial imports, primarily from Indonesia. This supply gap presents a lucrative opportunity for local production units in regions like Assam, which offer favorable climatic conditions for patchouli cultivation.

Technological advancements in steam distillation and sustainable agricultural practices can enhance the efficiency and quality of patchouli oil production. By leveraging these technologies, producers can meet the growing demand for high-quality essential oils both domestically and internationally. Additionally, government support through various schemes and subsidies for the cultivation of medicinal and aromatic plants further boosts the market potential for patchouli oil production in India³.

Overall, the market potential for patchouli essential oil is robust, with opportunities for growth in both domestic and international markets. Establishing a production unit in Assam can capitalize on these opportunities, contributing to the region's economic development and positioning India as a key player in the global essential oil market.

Marketing Plan

1. Market Research and Analysis

- Objective: Understand the market dynamics, customer preferences, and competitive landscape.
- Market Segmentation: Identify target markets such as aromatherapy, perfumery, cosmetics, and natural health products.
- Customer Analysis: Conduct surveys and focus groups to understand customer preferences and demand for natural and organic products.
- Competitive Analysis: Analyze competitors in both domestic and international markets, focusing on their strengths, weaknesses, and market strategies.

2. Product Positioning

- Objective: Establish a unique value proposition for patchouli essential oil from Assam.
- Quality Assurance: Emphasize the purity, therapeutic properties, and sustainable production methods of the oil.
- Branding: Develop a strong brand identity that highlights the natural and organic origins of the product, leveraging Assam's rich biodiversity.
- Certifications: Obtain organic and fair-trade certifications to enhance credibility and appeal to environmentally conscious consumers.

3. Pricing Strategy

- Objective: Set competitive and profitable pricing.



- **Cost Analysis:** Calculate production costs, including raw materials, labor, energy, and packaging.
- **Competitive Pricing:** Set prices based on market rates, ensuring competitiveness while maintaining profitability.
- **Premium Pricing:** For high-quality, certified organic products, consider premium pricing to target niche markets willing to pay more for superior quality.

4. Distribution Channels

- **Objective:** Ensure efficient and widespread distribution of the product.
- **Direct Sales:** Establish an online store to sell directly to consumers, offering convenience and direct engagement.
- **Retail Partnerships:** Partner with health stores, spas, and cosmetic retailers to reach a broader audience.
- **Export Markets:** Identify and establish relationships with international distributors and retailers to tap into global markets.

5. Promotion and Advertising

- **Objective:** Increase brand awareness and drive sales.
- **Digital Marketing:** Utilize social media platforms, SEO, and content marketing to reach and engage with potential customers.
- **Influencer Collaborations:** Partner with influencers in the wellness and beauty sectors to promote the product.
- **Trade Shows and Expos:** Participate in industry events to showcase the product and network with potential buyers and distributors.
- **Public Relations:** Develop press releases and media kits to gain coverage in health, beauty, and lifestyle publications.

6. Customer Relationship Management

- **Objective:** Build and maintain strong relationships with customers.
- **Customer Feedback:** Implement feedback mechanisms to gather customer insights and improve product offerings.
- **Loyalty Programs:** Introduce loyalty programs and special offers to retain customers and encourage repeat purchases.
- **Customer Support:** Provide excellent customer service to address inquiries and resolve issues promptly.

7. Monitoring and Evaluation

- **Objective:** Continuously assess the effectiveness of marketing strategies.
- **Performance Metrics:** Track key performance indicators (KPIs) such as sales volume, market share, and customer satisfaction.
- **Market Trends:** Stay updated on market trends and adjust strategies accordingly.
- **Continuous Improvement:** Regularly review and refine marketing strategies based on performance data and market feedback.

By implementing this comprehensive marketing plan, the patchouli essential oil production unit in Assam can effectively penetrate the market, build a strong brand presence, and achieve sustainable growth.



5. Details of Required Consumables with quantity

Supplier	Consumable	Quantity	Year	Cost
To be filled by the applicant	Storage	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Administrative Consumables	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Stationary items	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Monitoring/Internet/Research facilities	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Lights & fans/exhausts	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Sewage treatment	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Machinery auxiliaries & maintenance	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Waste disposals	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Any other	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant

6. Proposed location and Site Plan

Sl. No.	Particulars	Details
1	Land Area	To be filled by applicant
2	Status of Legal title & Possession	To be filled by applicant
3	if leased, Period of lease	To be filled by applicant
4	Coordinates of location	To be filled by applicant
5	Details of CLU	To be filled by applicant
6	Connectivity to roads	To be filled by applicant
	i) State Highway (in Km.) ii) National Highway (in Km.)	
7	Availability of Water	To be filled by applicant
8	Availability of Power	To be filled by applicant

Also to include details of Layout plan & documents as per guidelines.

a. Electrical Power

Electricity (30 KW power required for 300 Days with 2 Shift i.e. Effective Hr. 016 hr. Present rate- Rs. 7.00/Unit

i. Construction Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

ii. Steady Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

iii. Peak Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

b. Water Requirement (Administrative + Machinery plant + Waste management)

i. Construction Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

ii. Steady Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

iii. Peak Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

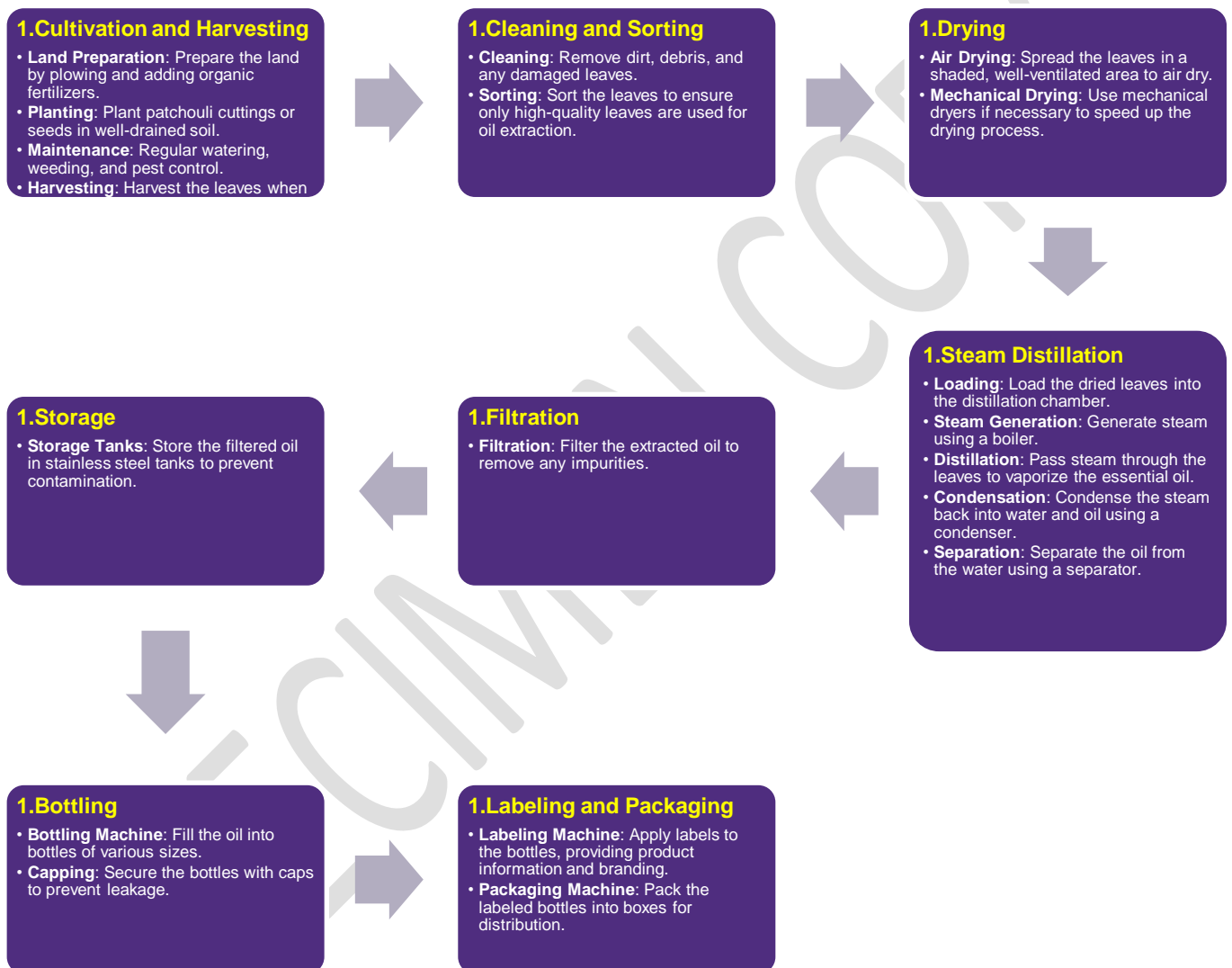
c. Transportation System

d. Local Infrastructure

e. Raw material procurement for daily production

7. Production Process Flow

Product development stages to be defined with details of input required at each stage of service setup and output generated after each stage.



8. Cost of the Project

Particulars	Amount (Rs. In Lacs)
Land and Site Development	20,00,000.00
Civil Construction	50,00,000.00
Plant & Machinery	2,00,60,000.00
Electrical Installation	5,00,000.00
Preliminary and Preoperative Expenses	20,00,000.00
Miscellaneous Fixed Assets	5,00,000.00
Margin for Working Capital	10,00,000.00
Contingency Fund	7,01,800.00
Total Project Cost	3,17,61,800.00

a. Land details

The assumed required area for setting up the resort is Unit is approx. 5555.5 Sq. Ft. The rate for Land is- Rs. 1,80/Sq. ft.

So, the Cost of Land- Rs. 760.00 x 2631.5 = Rs. 20,00,000.00

b. Building and civil works details

Applicant to include Detailed BOQ for Civil constructions.

Civil works estimate- Rs.50,00,000.00

c. Plant and machinery details

Stage	Machinery	Function	Estimated Cost (INR)	Taxes (INR)	Total Cost (INR)
Collection & Cleaning	Harvesting Machine	Harvests patchouli leaves	20,00,000	3,60,000	23,60,000
	Cleaning and Sorting Machine	Cleans and sorts the harvested leaves	10,00,000	1,80,000	11,80,000
Extraction	Steam Distillation Unit	Extracts oil from the leaves using steam	50,00,000	9,00,000	59,00,000
	Condenser	Condenses steam back into water	8,00,000	1,44,000	9,44,000
	Separator	Separates oil from water	5,00,000	90,000	5,90,000
Filtration	Filtration Unit	Filters impurities from the extracted oil	12,00,000	2,16,000	14,16,000



Storage	Storage Tanks (Stainless Steel)	Stores the filtered oil	15,00,000	2,70,000	17,70,000
Bottling	Bottling Machine	Bottles the oil into containers	25,00,000	4,50,000	29,50,000
Labelling & Packaging	Labelling Machine	Labels the bottles	10,00,000	1,80,000	11,80,000
	Packaging Machine	Packages the labelled bottles	15,00,000	2,70,000	17,70,000

d. Pre-operative expenses details

Approx- Rs. 20,00,000.00



e. Working Capital details

I) Utilities (Per Annum)

S. No.	Particulars	Rs. per Kw	Total KW	in lakh	"@70% CU	"@75% CU	"@80% CU	"@85% CU	"@90% CU
1	Fixed (per Kw)	300	135	4.86	3.40	3.65	3.89	4.13	4.37
2	Variable cost (unit)	7.00	39	10.48	7.34	7.86	8.39	8.91	9.43
4	DG Set (65 KVA)	20	55	10.56	7.39	7.92	8.45	8.98	9.50
	Total cost (in Lakhs)				14.73	15.78	16.83	17.89	18.94

ii) Salary & Wages (Per Annum)

Manpower for Admin and services					
Name of Position	No	Unit	Rate in INR	Salary per year	Salary per year
Plant manager	1	Month	50,000.00	12	6,00,000.00
Accountant	1	Month	30,000.00	12	3,60,000.00
Data Operator	1	Month	20,000.00	12	2,40,000.00
Operator	2	Month	25,000.00	12	6,00,000.00
Security Guard	1	Month	10,000.00	12	1,20,000.00
Helper	4	Day	15,000.00	12	7,20,000.00
Cleaner	2	Month	10,000.00	12	2,40,000.00
Total					2880000.00
In Lakh					28.80



Note: Every year increment @ 5% has been considered towards financial calculation

iii) Raw materials for consumables:

Raw materials required for consumable

Assuming Rs. 6,02,59,000.00 per annum.

iv) Selling & General Administration (Annum)

Sl. No.	Designation	No.	/Month (Rs.)	Total/Annum (Rs.)
1	Digital Media Handler	1	10,000	1,20,000
1	Salesperson	2	20,000	4,80,000
GRAND TOTAL				6,00,000/-

v) Advertisement & General Stores

Sl. No.	Items	Cost (Rs.)
1	Advertisement per Annum	1,00,000/-
2	General Stores & Inventory	1,85,500/-
Total		2,85,500/-

WORKING CAPITAL= I+II+III= 14,73,000 +28,80,000 + 6,02,59,000.00 /- = Rs.6,46,12,000 .00/-



9. Proposed Means of Finance

Particulars	Amount (Rs. In Lakhs)
Promoter's Capital	117.618
Unsecured Loans	-
Term Loan form Bank/ Financial Institution	200.00
Total	317.618

10. Implementation Schedule with time chart

Activities	Starting Month	Ending Month
Arrangement of land	To be filled by applicant	To be filled by applicant
Single window clearance	To be filled by applicant	To be filled by applicant
Land development	To be filled by applicant	To be filled by applicant
Building and Civil Works	To be filled by applicant	To be filled by applicant
Order and delivery of P&M	To be filled by applicant	To be filled by applicant
Power arrangement	To be filled by applicant	To be filled by applicant
Manpower arrangement	To be filled by applicant	To be filled by applicant
Procurement of raw materials	To be filled by applicant	To be filled by applicant
Trial Operation	To be filled by applicant	To be filled by applicant
Commercial Operation	To be filled by applicant	To be filled by applicant



11. Projected Financial Analysis

a. Installed Production Capacity	MT per day
Patchouli Oil	0.12
Production Capacity Per Annum in MT	36

b. SCHEDULE OF PRODUCTION AND SALES					
RAW MATERIAL MIX AND CONSUMABLES REQUIRED					
Item	Quantity	Unit	Rate	Amount	
Raw Material					
Raw Flower & leaves	10	MT	20000	₹ 6,00,00,000.00	
End-to-end consumable expenses (Rubber Rolls, Sieves, etc.)	600	MT	15	₹ 9,000.00	
PP Bags & bottles	10000	Nos.	25	₹ 2,50,000.00	
c. Cost of Raw Material Consumed/Annum				₹ 6,02,59,000.00	
Parameters	1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Capacity Utilization	70%	75%	80%	85%	90%
Total production capacity per annum (in MT)	36	36	36	36	36
Production (In MT) as per Capacity Utilized	25.2	27	28.8	30.6	32.4
d. BREAK UP PRODUCTION AS PER UTILIZED CAPACITY					
ITEMS	1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Capacity Utilization	70%	75%	80%	85%	90%



Processed oil	25.2	27	28.8	30.6	32.4
TOTAL PRODUCTION	25.2	27	28.8	30.6	32.4
Sales Details					
Items	1st Year	2nd Year	3rd Year	4th Year	5th Year
Processed oil	176400000	189000000	201600000	214200000	226800000
GST RATE @18%	31752000	34020000	36288000	38556000	40824000
GROSS Sales Price	208152000	223020000	237888000	252756000	267624000
e. COST OF PRODUCTION					
Items	1st Year	2nd year	3rd Year	4th Year	5th Year
Capacity utilization	70%	75%	80%	85%	90%
Raw Materials Consumed	₹ 4,21,81,300.00	₹ 4,51,94,250.00	₹ 4,82,07,200.00	₹ 5,12,20,150.00	₹ 5,42,33,100.00
Power & Fuel	1813000	1942500	2072000	2201500	2331000
Direct Labor & Wages	2880000	2880000	2880000	2880000	2880000
Consumable Stores	181300	194250	207200	220150	233100
Repairs & Maintenance	280000	300000	320000	340000	360000
Other Manufacturing Exp.	12250	13125	14000	14875	15750
COST OF PRODUCTION	47347850	50524125	53700400	56876675	60052950
f. PROJECTED PROFITABILITY STATEMENT					
	1st Year	2nd year	3rd Year	4th Year	5th Year
Capacity Utilized	70%	75%	80%	85%	90%
A. Sales					
Gross Sales	208152000	223020000	237888000	252756000	267624000
Less: GST	31752000	34020000	36288000	38556000	40824000
NET SALES	176400000	189000000	201600000	214200000	226800000



B. Cost of Production					
Raw Materials Consumed	₹ 4,21,81,300.00	₹ 4,51,94,250.00	₹ 4,82,07,200.00	₹ 5,12,20,150.00	₹ 5,42,33,100.00
Power & Fuel	1813000	1942500	2072000	2201500	2331000
Direct Labour & Wages	2880000	2880000	2880000	2880000	2880000
Consumable Stores	181300	194250	207200	220150	233100
Repairs & Maintenance	280000	300000	320000	340000	360000
Other Manufacturing Exp.	12250	13125	14000	14875	15750
Total Cost of Production (C)	47347850	50524125	53700400	56876675	60052950
g. Gross Profit (A-C)	160804150	172495875	184187600	195879325	207571050
Interest Expenses					
Interest Expenses (Term Loan) @12% /Annum for 10 yr.	4681323.79	4401638.86	2800122.63	3155248.27	3555412.72
Interest Expenses (WC Loan) @12% /Annum	760000	600000	660000	720000	780000
Selling, General & Administrative Exp.	257500	257500	257500	257500	257500
Profit before Taxation	155105326.2	167236736.1	180469977.4	191746576.7	202978137.3
Provision for Taxation	46531597.86	50171020.84	54140993.21	57523973.02	60893441.18
Profit After Taxation	108573728.3	117065715.3	126328984.2	134222603.7	142084696.1
h. DEBT SERVICE COVERAGE RATIO (COMPANY AS A WHOLE)					
	1st Year	2nd year	3rd Year	4th Year	5th Year
Profit After Tax	108573728.3	117065715.3	126328984.2	134222603.7	142084696.1
Add: - Interest Expenses (Term Loan) @12% /Annum for 10yrs	4681323.79	4401638.86	2800122.63	3155248.27	3555412.72
Interest Expenses (WC Loan) @12% /Annum for 10 yrs	103000	77000	83000	89000	95000
Depreciation	257500	257500	257500	257500	257500
Total (A)	3274251.1	4678789.7	5338345.48	5997684.14	6669998.27



Interest Expenses (Term Loan) @12% /Annum for 10yrs	4681323.79	4401638.86	2800122.63	3155248.27	3555412.72
Interest Expenses (WC Loan) @12% /Annum for 10 yrs	760000	600000	660000	720000	780000
Depreciation	257500	257500	257500	257500	257500
Total (A)	3274251.1	4678789.7	5338345.48	5997684.14	6669998.27
Interest Expenses (Term Loan) @12% /Annum for 10yrs	4681323.79	335134	253147	161672	59612
Interest Expenses (WC Loan) @12% /Annum for 10 yrs	760000	708400	708400	708400	708400
Term Loan Repayment	635019	708503	790490	881964	984024
Total Debt Payment (B)	6076342.79	1752037	1752037	1752036	1752036
DSCR (A/B)	0.43	2.27	2.60	2.92	3.25
Cash Inflow	2639232.1	3970286.7	4547855.48	5115720.14	5685974.27
i. BREAK EVEN ANALYSIS	1st year	2nd year	3rd Year	4th Year	5th Year
A. Net Sales	176400000	189000000	201600000	214200000	226800000
B. Variable Expenses					
Raw Materials Consumed	42181300	45194250	48207200	51220150	54233100
Power & Fuel	1813000	1942500	2072000	2201500	2331000
Consumable Stores	181300	194250	207200	220150	233100
Repairs & Maintenance	280000	300000	320000	340000	360000
Other Manufacturing Exp.	12250	13125	14000	14875	15750
	44467850	47644125	50820400	53996675	57172950
C. Contribution (A-B)	131932150	141355875	150779600	160203325	169627050
D. Fixed Expenses					
Direct Labour & Wages	2880000	2880000	2880000	2880000	2880000
Selling, General & Administration	257500	257500	257500	257500	257500
	3137500	3137500	3137500	3137500	3137500
Breakeven Sales at Operating Capacity	0.75	0.75	0.75	0.75	0.75



Projected Balance Sheet					
	1st Year	2nd Year	3rd Year	4th Year	5th Year
Liabilities					
Capital	79109650	82285925	85462200	88638475	91814750
Revenue Reserves	16602600	17788500	18974400	20160300	21346200
Net Worth	95712250	100074425	104436600	108798775	113160950
Term Loan	20000000	20000000	20000000	20000000	20000000
Working Capital Limit	1000000	1000000	1000000	1000000	1000000
Current Liabilities					
Creditors	32914370	34184880	35455390	36725900	9608790
Liability for expenses	20572119	20645603	20727590	20819064	20921124
Total	31937268.1	39286723.7	45973492.48	53441356.14	79361610.27
Assets					
Fixed Assets					
Gross block	20000000	23000000	27600000	34500000	44850000
Depreciation	259800	259800	259800	259800	259800
Net Fixed Assets	19740200	22740200	27340200	34240200	44590200
Non-Current asset/investments	0	0	0	0	15000000
Current assets					
Inventory	7546000	10564400	12073600	12073600	12073600
Debtors					
Security Deposits					
Loans and Advances					
Cash & Bank Balance	4651068.1	5982123.7	6559692.48	7127556.14	7697810.27
Total	31937268.1	39286723.7	45973492.48	53441356.14	79361610.27

Investment	317.618	Lakhs
Cash In Flow (5 yrs)	219.59	Lakhs
(PAT- Depreciation- Interest)		
PAY BACK PREIOD	6	Years

12. Projected Employment Details

Plant manager	1	Month
Accountant	1	Month
Data Operator	1	Month
Operator	2	Month
Security Guard	1	Month
Helper	4	Day
Cleaner	2	Month
Total	12	

13. Requirement of Statutory clearances

Item	Status
Partnership Deed	
Lease deed registration	
PAN	
GST Registration	
UDYAM	
Trade License	
NOC form local authority	

MODEL DETAIL PROJECT REPORT

ESTABLISHMENT OF PROCESSED FISH MANUFACTURING UNIT

UNDER UTTAR POORVA TRANSFORMATIVE INDUSTRIALIZATION SCHEME (UNNATI), 2024



उद्योग संवर्धन और आंतरिक व्यापार विभाग
**DEPARTMENT FOR
PROMOTION OF INDUSTRY AND
INTERNAL TRADE**

DEPARTMENT FOR PROMOTION OF INDUSTRY AND INTERNAL TRADE
MINISTRY OF COMMERCE & INDUSTRY
GOVERNMENT OF INDIA



Project Implementation Unit
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#GTBharat
SHAPING A VIBRANT INDIA

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1. Introduction

The fish processing industry in Northeast India presents a significant opportunity for economic growth and development. With its rich aquatic resources and strategic location, the region is well-positioned to become a hub for fish processing, including filleting and canning. This Detailed Project Report (DPR) aims to provide a comprehensive plan for establishing a fish processing unit in Northeast India, focusing on the production of high-quality fillets and canned fish products.

The primary objective of this project is to leverage the abundant fish resources in the region to produce value-added products that meet both domestic and international market demands. By implementing modern processing techniques and adhering to stringent quality standards, the proposed unit will not only enhance the value of raw fish but also create employment opportunities and contribute to the local economy.

This DPR outlines the market potential, technical feasibility, operational plan, financial projections, and regulatory requirements necessary for the successful implementation of the fish processing unit. Through careful planning and strategic execution, this project aims to establish a sustainable and profitable business that supports the growth of the fish processing industry in Northeast India.

a. About the project

This project involves establishing a state-of-the-art a Two-line fish processing unit in Northeast India, focusing on the production of filleted and canned fish products in parallel. The facility will utilize advanced processing techniques to ensure high-quality output that meets both domestic and international standards. By tapping into the region's rich aquatic resources, the project aims to add significant value to raw fish, enhance local employment opportunities, and contribute to the economic development of the area. The project is designed to be sustainable and profitable, with a strong emphasis on quality control, efficient operations, and compliance with regulatory requirements.

b. Indian Scenario

The fish fillet and canned fish industry in India is experiencing significant growth, driven by increasing demand for processed seafood products both domestically and internationally. The Indian fish and seafood market is projected to grow at a compound annual growth rate (CAGR) of 7.52% from 2024 to 2029, reaching a market volume of approximately USD 82.14 billion by 2029.

India has a comparative advantage in exporting frozen fish, crustaceans, and mollusks, but faces challenges in exporting live fish, fresh and chilled fish, fish fillets, and other processed fish products. Despite these challenges, the processed fish and seafood market in India is expected to grow by 8.55% annually, reaching a market volume of USD 31.71 billion by 2029.

The domestic market for fish fillets and canned fish is also expanding due to changing consumer preferences, increased health consciousness, and the convenience offered by processed fish products. The revenue from the fresh fish market alone is expected to amount to USD 28.06 billion in 2024, with a steady annual growth rate of 5.78%.



Overall, the fish fillet and canned fish industry in India holds substantial potential for growth, supported by favorable market conditions, increasing consumer demand, and opportunities for export expansion. This makes it an opportune time to invest in and develop fish processing facilities in the region.

c. State Profile

Assam, located in Northeast India, is a region rich in aquatic resources, making it an ideal location for fish processing ventures. The state contributes significantly to the fish production in the northeastern region, accounting for approximately 77% of the total output. Despite this, Assam's fish production potential remains underutilized due to challenges such as natural calamities and limited adoption of scientific aquaculture practices.

The state boasts an extensive network of water bodies, including ponds, tanks, rivers, and beel fisheries, which are crucial for fish farming¹. Assam's diverse fish species, including popular varieties like Rohu, Catla, and indigenous species such as Assam Valley Carp, offer a rich base for processing activities. The government has been proactive in promoting the fisheries sector through various initiatives like the Pradhan Mantri Matsya Sampada Yojana, aimed at enhancing fish production and developing infrastructure.

Overall, Assam presents a promising landscape for the fish fillet and canned fish industry, with ample resources and supportive government policies. By leveraging these advantages and addressing existing challenges, the fish processing industry in Assam can achieve significant growth and contribute to the region's economic development.

d. Sector Overview

The fish fillet and canned fish industry in India is a rapidly growing sector, driven by increasing domestic consumption and export potential. India is the world's second-largest aquaculture nation and the third-largest fish producer¹. The country's extensive coastline and rich inland water resources provide a strong foundation for the fisheries and aquaculture sector.

The industry has seen significant advancements due to the Indian Blue Revolution, which has improved fishing and aquaculture practices. The market for processed fish products, including fillets and canned fish, is expanding as consumers seek convenient, high-quality seafood options. The domestic market is bolstered by rising health consciousness and changing dietary preferences, while the export market benefits from India's reputation for producing high-quality seafood.

Overall, the fish fillet and canned fish industry in India is poised for continued growth, supported by favorable market conditions, government initiatives, and increasing consumer demand.

Market Potential

The market potential for fish fillet and canned fish in India is robust, driven by increasing demand across domestic, national, and international markets.

Domestic Market

The domestic market for fish products in India is expanding rapidly. The fresh fish market alone is projected to generate USD 28.06 billion in revenue in 2024, with an annual growth rate of 5.78%. This growth is fueled by rising health consciousness, changing dietary preferences, and the convenience offered by processed fish products. The increasing urbanization and busy lifestyles of consumers are also driving the demand for ready-to-eat and easy-to-cook fish products.

National Market



Nationally, India is one of the largest fish producers in the world, contributing significantly to the global seafood supply. The processed fish and seafood market in India is expected to grow at a compound annual growth rate (CAGR) of 8.55%, reaching a market volume of USD 31.71 billion by 2029. The expansion of cold chain logistics has improved the storage and transportation of processed fish products, making them more accessible in urban areas and enhancing their market potential.

International Market

Internationally, India is a major player in the global seafood market. The country ranks as the third-largest fish producer and the second-largest aquaculture producer globally. Indian fish products, including fillets and canned fish, are in high demand in international markets due to their quality and competitive pricing. The global market for processed fish and seafood is growing, with increasing consumption in regions such as North America, Europe, and Asia-Pacific. This presents significant export opportunities for Indian fish processors.

Technological Advancements

Modern Processing Techniques: Adoption of modern processing techniques and equipment can significantly improve the efficiency and quality of the fish products.

Quality Control: Implementation of stringent quality control measures ensures the safety and consistency of the products, making them more competitive in the market.

SWOT Analysis

Strengths

- **Abundant Resources:** Rich aquatic resources in Northeast India, particularly Assam, provide a steady supply of raw materials.
- **Growing Market Demand:** Increasing domestic and international demand for processed fish products.
- **Government Support:** Favorable policies and initiatives promoting fisheries and aquaculture.
- **Technological Advancements:** Adoption of modern processing technologies enhances efficiency and product quality.

Weaknesses

- **Infrastructure Gaps:** Limited cold chain logistics and storage facilities in some regions.
- **Quality Control:** Challenges in maintaining consistent quality standards across the supply chain.
- **Skill Gaps:** Need for skilled labor and training in advanced processing techniques.

Opportunities

- **Export Potential:** Expanding international markets for high-quality fish fillets and canned fish.
- **Value Addition:** Opportunities to develop value-added products and diversify offerings.
- **Technological Integration:** Implementing blockchain for traceability and automation for efficiency.
- **Sustainable Practices:** Growing consumer preference for sustainably sourced and processed seafood.

Threats

- **Market Fluctuations:** Volatility in international markets affecting prices and demand.
- **Environmental Risks:** Natural calamities and climate change impacting fish production.
- **Regulatory Challenges:** Stringent international food safety and quality regulations.

- Competition: Intense competition from other fish-producing regions and countries.

This SWOT analysis provides a comprehensive overview of the strengths, weaknesses, opportunities, and threats associated with the fish fillet and canned fish project in Northeast India, particularly Assam. By leveraging strengths and opportunities while addressing weaknesses and threats, the project can achieve sustainable growth and success.

2. Investor's Background

Details of all Investors in below format

Name	To be filled by the applicant
DOB	To be filled by the applicant
PAN	To be filled by the applicant
Address	To be filled by the applicant
Academic Qualification	To be filled by the applicant
Experience in business	To be filled by the applicant
Functional Responsibility in Unit	To be filled by the applicant
Name of associate concern (if any)	To be filled by the applicant
Nature of association (if any)	To be filled by the applicant
Net Worth	To be filled by the applicant

3. Company Profile

Name of the Unit	To be filled by the applicant
Constitution	To be filled by the applicant
PAN	To be filled by the applicant
Registered Office address	To be filled by the applicant
Activity	To be filled by the applicant
Loan details	To be filled by the applicant
Director	To be filled by the applicant
Unit Registration	To be filled by the applicant
Unit Location	To be filled by the applicant
Category of Project (Manufacturing/Service)	To be filled by the applicant
Zone	To be filled by the applicant
District	To be filled by the applicant
State	To be filled by the applicant



4. Details of product and its marketing potential

Product Details

Fish Fillets:

- Description: High-quality, boneless fish fillets, processed and packaged to retain freshness and nutritional value. Available in various cuts and sizes to cater to different market needs.
- Varieties: Includes popular species like Rohu, Catla, and indigenous fish from Assam.
- Packaging: Vacuum-sealed and flash-frozen to ensure long shelf life and maintain quality.

Canned Fish:

- Description: Ready-to-eat fish products preserved in cans, offering convenience and extended shelf life. Includes options like tuna, sardines, and mackerel.
- Varieties: Flavored with various sauces and spices to cater to diverse consumer preferences.
- Packaging: Airtight cans to ensure product safety and longevity.

Unique Selling Proposition (USP)

- Freshness and Quality: Utilization of advanced processing techniques like flash freezing and vacuum sealing to maintain the highest quality and freshness of products.
- Sustainability: Commitment to sustainable fishing practices and environmentally friendly processing methods.
- Traceability: Implementation of blockchain technology to ensure full traceability from catch to consumer, enhancing trust and transparency.
- Local Sourcing: Leveraging the rich aquatic resources of Assam to provide locally sourced, high-quality fish products.

Marketing Potential

- Domestic Market: Increasing health consciousness and demand for convenient, ready-to-cook/eat seafood products are driving growth. The fresh fish market is projected to generate USD 28.06 billion in revenue in 2024.
- National Market: The processed fish and seafood market in India is expected to grow at a CAGR of 8.55%, reaching USD 31.71 billion by 2029. The expansion of cold chain logistics enhances market reach.
- International Market: India is a major exporter of seafood, with significant demand for high-quality fish fillets and canned fish in markets like North America, Europe, and Asia-Pacific.

Marketing Plan

Market Research:



- Conduct thorough market research to understand consumer preferences, market trends, and competitive landscape.
- Identify key target markets and segments, both domestically and internationally.

Product Positioning:

- Position fish fillets and canned fish as premium, high-quality products.
- Highlight the freshness, nutritional benefits, and convenience of the products.

Branding and Packaging:

- Develop a strong brand identity that resonates with health-conscious and convenience-seeking consumers.
- Invest in attractive, informative packaging that emphasizes product quality and safety.

Distribution Channels:

- Establish a robust distribution network, including supermarkets, hypermarkets, convenience stores, and online retail platforms.
- Leverage cold chain logistics to ensure product freshness and quality during transportation and storage.

Promotional Strategies:

- Utilize digital marketing, including social media, to reach a broader audience and engage with consumers.
- Participate in food expos and trade fairs to showcase products and connect with potential buyers.
- Offer promotions, discounts, and sampling campaigns to attract and retain customers.

Partnerships and Collaborations:

- Collaborate with local fisheries, suppliers, and distributors to ensure a steady supply of raw materials and efficient distribution.
- Partner with health and wellness influencers to promote the nutritional benefits of fish products.

By implementing this marketing plan, the fish fillet and canned fish production unit can effectively tap into the growing market potential, both domestically and internationally, ensuring sustainable growth and profitability.



5. Details of Required Consumables with quantity

Supplier	Consumable	Quantity	Year	Cost
To be filled by the applicant	Furniture & Storage	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Administrative Consumables	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Stationary items	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Monitoring/Internet facility (LAN/wifi)	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Lights & fans/exhausts	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Sewage treatment	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Machinery auxiliaries & maintenance	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Waste disposals	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Any other	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant

6. Proposed location and Site Plan

Sl. No.	Particulars	Details
1	Land Area	To be filled by applicant
2	Status of Legal title & Possession	To be filled by applicant
3	if leased, Period of lease	To be filled by applicant
4	Coordinates of location	To be filled by applicant
5	Details of CLU	To be filled by applicant
6	Connectivity to roads	To be filled by applicant
	i) State Highway (in Km.) ii) National Highway (in Km.)	
7	Availability of Water	To be filled by applicant
8	Availability of Power	To be filled by applicant

a. Electrical Power

Electricity (30 KW power required for 300 Days with 2 Shift i.e. Effective Hr. 016 hr. Present rate- Rs. 7.00/Unit

i. Construction Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

ii. Steady Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

iii. Peak Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

b. Water Requirement (Administrative + Machinery plant + Waste management)

i. Construction Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

ii. Steady Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

iii. Peak Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

c. Transportation System

d. Local Infrastructure

e. Raw material procurement for daily production



7. Production Process Flow

Product development stages to be defined with details of input required at each stage of service setup and output generated after each stage.

Product 01: (Fish Fillet)





Product 02: (Canned fish)



8. Cost of the Project

Particulars	Amount (Rs. In Lacs)
Land and Site Development	10,00,000.00
Civil Construction	50,00,000.00
Plant & Machinery	5,59,32,000.00
Electrical Installation	5,00,000.00
Preliminary and Preoperative Expenses	20,00,000.00
Miscellaneous Fixed Assets	5,00,000.00
Margin for Working Capital (@25%)	10,00,000.00
Contingency Fund	17,78,000.00
Total Project Cost	6,85,73,000.00

a. Land details

The assumed required area for setting up the resort is Unit is approx. 5555.5 Sq. Ft. The rate for Land is- Rs. 1,80/Sq. ft.

So, the Cost of Land- Rs.380 x 2631.5 = Rs. 10,00,000.00

b. Building and civil works details

Applicant to include Detailed BOQ for Civil constructions.

Civil works estimate- Rs.50,00,000.00

c. Plant and machinery details

Machinery	Quantity	Unit Price (INR)	Total Price (INR)	GST (18%) (INR)	Total Cost (INR)
Fish Fillet Processing Line					
Washing Machine	2	5,00,000	10,00,000	1,80,000	11,80,000
Grading Machine	1	7,00,000	7,00,000	1,26,000	8,26,000
De-heading and Gutting Machine	2	6,00,000	12,00,000	2,16,000	14,16,000
Filleting Machine	2	15,00,000	30,00,000	5,40,000	35,40,000
Skinning Machine	2	8,00,000	16,00,000	2,88,000	18,88,000
Trimming and Deboning Machine	2	10,00,000	20,00,000	3,60,000	23,60,000
Flash Freezing Unit	1	25,00,000	25,00,000	4,50,000	29,50,000
Vacuum Sealing Machine	2	5,00,000	10,00,000	1,80,000	11,80,000
Canned Fish Processing Line					



Cutting and Skinning Machine	2	6,00,000	12,00,000	2,16,000	14,16,000
Precooking Machine	1	20,00,000	20,00,000	3,60,000	23,60,000
Can Filling Machine	2	10,00,000	20,00,000	3,60,000	23,60,000
Sealing Machine	2	8,00,000	16,00,000	2,88,000	18,88,000
Sterilization Unit	1	30,00,000	30,00,000	5,40,000	35,40,000
Labeling Machine	2	5,00,000	10,00,000	1,80,000	11,80,000
Common Equipment					
Cold Storage	1	50,00,000	50,00,000	9,00,000	59,00,000
Quality Control Lab Equipment	1	15,00,000	15,00,000	2,70,000	17,70,000
Packaging Line	1	20,00,000	20,00,000	3,60,000	23,60,000
Power and Utilities					
Diesel Generator (DG) Set	1	25,00,000	25,00,000	4,50,000	29,50,000
Transformer	1	15,00,000	15,00,000	2,70,000	17,70,000
Electrical Panels and Cabling	1	10,00,000	10,00,000	1,80,000	11,80,000
Water Treatment Plant	1	12,00,000	12,00,000	2,16,000	14,16,000
Air Compressor	1	8,00,000	8,00,000	1,44,000	9,44,000
Boiler	1	20,00,000	20,00,000	3,60,000	23,60,000
Support Equipment					
Material Handling Equipment	1	10,00,000	10,00,000	1,80,000	11,80,000
Waste Management System	1	15,00,000	15,00,000	2,70,000	17,70,000
Refrigeration Units	2	18,00,000	36,00,000	6,48,000	42,48,000
Total			4,74,00,000	85,32,000	5,59,32,000

d. Pre-operative expenses details

Approx- Rs. 20,00,000.00



e. Working Capital details

I) Utilities (Per Annum)

S. No.	Particulars	Rs. per Kw	Total KW	in lakh	"@70% CU	"@75% CU	"@80% CU	"@85% CU	"@90% CU
1	Fixed (per Kw)	70	300	756.00	529.20	567.00	604.80	642.60	680.40
2	Variable cost (unit)	7.00	300	75.60	52.92	5.90	6.29	6.68	7.07
3	DG Set (200 KVA)	20	425	102.00	71.40	61.20	65.28	9.36	3.44
Total cost in lakhs					653.52	634.10	676.37	718.64	760.91

ii) Salary & Wages (Per Annum)

Manpower for Admin and services					
Name of Position	No	Unit	Rate in INR	Salary per year	Salary per year
Plant manager	1	Month	50,000.00	12	6,00,000.00
Accountant	1	Month	30,000.00	12	3,60,000.00
Data Operator	1	Month	20,000.00	12	2,40,000.00
Operator	2	Month	25,000.00	12	6,00,000.00
Security Guard	1	Month	10,000.00	12	1,20,000.00
Helper	4	Day	15,000.00	12	7,20,000.00
Cleaner	2	Month	10,000.00	12	2,40,000.00
Total					2880000.00
In Lakh					28.80

Note: Every year increment @ 5% has been considered towards financial calculation



iii) Raw materials for consumables:

Raw materials required for consumable

Assuming Rs. 45,02,59,000.00 per annum.

iv) Selling & General Administration (Annum)

Sl. No.	Designation	No.	/Month (Rs.)	Total/Annum (Rs.)
1	Digital Media Handler	1	10,000	1,20,000
1	Salesperson	2	20,000	4,80,000
GRAND TOTAL				6,00,000/-

v) Advertisement & General Stores

Sl. No.	Items	Cost (Rs.)
1	Advertisement per Annum	1,00,000/-
2	General Stores & Inventory	1,85,500/-
Total		2,85,500/-

WORKING CAPITAL= I+II+III= 6,53,52,000 +28,80,000 + 45,02,59,000 /- = Rs. 51,84,91,000.00/-



9. Proposed Means of Finance

Particulars	Amount (Rs. In Lakhs)
Promoter's Capital	285.73
Unsecured Loans	-
Term Loan form Bank/ Financial Institution	400.00
Total	685.73

10. Implementation Schedule with time chart

Activities	Starting Month	Ending Month
Arrangement of land	To be filled by applicant	To be filled by applicant
Single window clearance	To be filled by applicant	To be filled by applicant
Land development	To be filled by applicant	To be filled by applicant
Building and Civil Works	To be filled by applicant	To be filled by applicant
Order and delivery of P&M	To be filled by applicant	To be filled by applicant
Power arrangement	To be filled by applicant	To be filled by applicant
Manpower arrangement	To be filled by applicant	To be filled by applicant
Procurement of raw materials	To be filled by applicant	To be filled by applicant
Trial Operation	To be filled by applicant	To be filled by applicant
Commercial Operation	To be filled by applicant	To be filled by applicant



11. Projected Financial Analysis

a. Installed Production Capacity		MT
Fish filets per day		4
Canned fish per day		3
Production Capacity Per Annum in MT		2,100

b. SCHEDULE OF PRODUCTION AND SALES					
RAW MATERIAL MIX AND CONSUMABLES REQUIRED					
Item	Quantity	Unit	Rate	Amount	
Raw Material					
Raw Fish	10	MT	150000		₹ 45,00,00,000.00
End-to end consumable expenses (Rubber Rolls, Sieves, Oils, etc.)	600	MT	15		₹ 9,000.00
PP Bags & raw for cans & other food grade consumables	10000	Nos.	25		₹ 2,50,000.00
c. Cost of Raw Material Consumed/Annum					₹ 45,02,59,000.00
Parameters	1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Capacity Utilization	70%	75%	80%	85%	90%
Total production capacity per annum (in MT)	2,100	2,100	2,100	2,100	2,100
Production (In MT) as per Capacity Utilized	1470	1575	1680	1785	1890
d. BREAK UP PRODUCTION AS PER UTILIZED CAPACITY					



ITEMS	1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Capacity Utilization	70%	75%	80%	85%	90%
Processed fish	1470	1575	1680	1785	1890
TOTAL PRODUCTION	1470	1575	1680	1785	1890

Sales Details

Items	1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Processed fish	4321800000	4630500000	4939200000	5247900000	5556600000
GST RATE @5%	518616000	555660000	592704000	629748000	666792000
GROSS Sales Price	4840416000	5186160000	5531904000	5877648000	6223392000

e. COST OF PRODUCTION

Items	1 st Year	2 nd year	3 rd Year	4 th Year	5 th Year
Capacity utilization	70%	75%	80%	85%	90%
Raw Materials Consumed	₹ 31,51,81,300.00	₹ 33,76,94,250.00	₹ 36,02,07,200.00	₹ 38,27,20,150.00	₹ 40,52,33,100.00
Power & Fuel	65310000	69975000	74640000	79305000	83970000
Direct Labor & Wages	2880000	2880000	2880000	2880000	2880000
Consumable Stores	490000	525000	560000	595000	630000
Repairs & Maintenance	280000	300000	320000	340000	360000
Other Manufacturing Exp.	12250	13125	14000	14875	15750
COST OF PRODUCTION	384153550	411387375	438621200	465855025	493088850

f. PROJECTED PROFITABILITY STATEMENT

	1 st Year	2 nd year	3 rd Year	4 th Year	5 th Year
Capacity Utilized	70%	75%	80%	85%	90%
A. Sales					



Gross Sales	4840416000	5186160000	5531904000	5877648000	6223392000
Less: GST	518616000	555660000	592704000	629748000	666792000
NET SALES	4321800000	4630500000	4939200000	5247900000	5556600000
B. Cost of Production					
Raw Materials Consumed	₹ 31,51,81,300.00	₹ 33,76,94,250.00	₹ 36,02,07,200.00	₹ 38,27,20,150.00	₹ 40,52,33,100.00
Power & Fuel	65310000	69975000	74640000	79305000	83970000
Direct Labour & Wages	2880000	2880000	2880000	2880000	2880000
Consumable Stores	490000	525000	560000	595000	630000
Repairs & Maintenance	280000	300000	320000	340000	360000
Other Manufacturing Exp.	12250	13125	14000	14875	15750
Total Cost of Production (C)	384153550	411387375	438621200	465855025	493088850
g. Gross Profit (A-C)	4456262450	4774772625	5093282800	5411792975	5730303150
Interest Expenses					
Interest Expenses (Term Loan) @12% /Annum for 10 yr.	4681323.79	4401638.86	2800122.63	3155248.27	3555412.72
Interest Expenses (WC Loan) @12% /Annum	760000	600000	660000	720000	780000
Selling, General & Administrative Exp.	257500	257500	257500	257500	257500
Profit before Taxation	4450563626	4769513486	5089565177	5407660227	5725710237
Provision for Taxation	1335169088	1430854046	1526869553	1622298068	1717713071
Profit After Taxation	3115394538	3338659440	3562695624	3785362159	4007997166

h. DEBT SERVICE COVERAGE RATIO (COMPANY AS A WHOLE)					
	1st Year	2nd year	3rd Year	4th Year	5th Year
Profit After Tax	3115394538	3338659440	3562695624	3785362159	4007997166



Add: - Interest Expenses (Term Loan) @12% /Annum for 10yrs	4681323.79	4401638.86	2800122.63	3155248.27	3555412.72
Interest Expenses (WC Loan) @12% /Annum for 10 yrs	103000	77000	83000	89000	95000
Depreciation	257500	257500	257500	257500	257500
Total (A)	3274251.1	4678789.7	5338345.48	5997684.14	6669998.27
Interest Expenses (Term Loan) @12% /Annum for 10yrs	4681323.79	4401638.86	2800122.63	3155248.27	3555412.72
Interest Expenses (WC Loan) @12% /Annum for 10 yrs	760000	600000	660000	720000	780000
Depreciation	257500	257500	257500	257500	257500
Total (A)	3274251.1	4678789.7	5338345.48	5997684.14	6669998.27
Interest Expenses (Term Loan) @12% /Annum for 10yrs	4681323.79	335134	253147	161672	59612
Interest Expenses (WC Loan) @12% /Annum for 10 yrs	760000	708400	708400	708400	708400
Term Loan Repayment	635019	708503	790490	881964	984024
Total Debt Payment (B)	6076342.79	1752037	1752037	1752036	1752036
DSCR (A/B)	0.43	2.27	2.60	2.92	3.25
Cash Inflow	2639232.1	3970286.7	4547855.48	5115720.14	5685974.27
i.BREAK EVEN ANALYSIS	1st year	2nd year	3rd Year	4th Year	5th Year
A. Net Sales	4321800000	4630500000	4939200000	5247900000	5556600000
B. Variable Expenses					
Raw Materials Consumed	315181300	337694250	360207200	382720150	405233100
Power & Fuel	65310000	69975000	74640000	79305000	83970000
Consumable Stores	490000	525000	560000	595000	630000
Repairs & Maintenance	280000	300000	320000	340000	360000
Other Manufacturing Exp.	12250	13125	14000	14875	15750
	381273550	408507375	435741200	462975025	490208850
C. Contribution (A-B)	3940526450	4221992625	4503458800	4784924975	5066391150



D. Fixed Expenses					
Direct Labour & Wages		2880000	2880000	2880000	2880000
Selling, General & Administration		257500	257500	257500	257500
		3137500	3137500	3137500	3137500
Breakeven Sales at Operating Capacity		0.91	0.91	0.91	0.91



Projected Balance Sheet					
	1st Year	2nd Year	3rd Year	4th Year	5th Year
Liabilities					
Capital	452726550	479960375	507194200	534428025	561661850
Revenue Reserves	16602600	17788500	18974400	20160300	21346200
Net Worth	469329150	497748875	526168600	554588325	583008050
Term Loan	9601000	9601000	9601000	9601000	9601000
Working Capital Limit	1000000	1000000	1000000	1000000	1000000
Current Liabilities					
Creditors	191984150	202877680	213771210	224664740	9608790
Liability for expenses	20572119	20645603	20727590	20819064	20921124
Total	692486419	731873158	771268400	810673129	624138964
Assets					
Fixed Assets					
Gross block	20000000	23000000	27600000	34500000	44850000
Depreciation	259800	259800	259800	259800	259800
Net Fixed Assets	19740200	22740200	27340200	34240200	44590200
Non-Current asset/investments	0	0	0	0	15000000
Current assets					
Inventory	7546000	10564400	12073600	12073600	12073600
Debtors					
Security Deposits					
Loans and Advances					
Cash & Bank Balance	4651068.1	5982123.7	6559692.48	7127556.14	7697810.27
Total	692486419	731873158	771268400	810673129	624138964

Investment	685.73	Lakhs
Cash In Flow (5 yrs)	219.6	Lakhs
(PAT- Depreciation- Interest)		

PAY BACK PERIOD	4	Years
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12. Projected Employment Details

Type of Employment	Number of Employees	Projected Cost
Skilled Manpower	5	18.00
Semi-skilled Manpower	3	6.00
Unskilled Manpower	7	10.80
	TOTAL	34.80/-

13. Requirement of Statutory clearances

Item	Status
Partnership Deed	
Lease deed registration	
PAN	
GST Registration	
UDYAM	
Trade License	
NOC form local authority	

MODEL DETAILED PROJECT REPORT

ESTABLISHMENT OF HOSPITALITY PREMISES
HOTEL/RESORT/HOMESTAY

UNDER UTTAR POORVA TRANSFORMATIVE
INDUSTRIALIZATION SCHEME (UNNATI), 2024



उद्योग संवर्धन और आंतरिक व्यापार विभाग
DEPARTMENT FOR
PROMOTION OF INDUSTRY AND
INTERNAL TRADE

DEPARTMENT FOR PROMOTION OF INDUSTRY AND INTERNAL TRADE
MINISTRY OF COMMERCE & INDUSTRY
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#GTBharat
SHAPING A VIBRANT INDIA



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1. Introduction

The resort business in Assam is poised for significant growth, driven by the state's rich natural beauty, cultural heritage, and biodiversity. Assam's tourism industry is increasingly recognized for its potential to boost the local economy through job creation, infrastructure development, and the promotion of sustainable tourism practices. The state's unique attractions, such as its lush tea gardens, wildlife sanctuaries, and vibrant cultural festivals, make it an appealing destination for both domestic and international tourists.

a. About the project

This project envisions the development of a luxurious resort in the picturesque state of Assam, designed to offer an unparalleled blend of comfort, nature, and cultural richness. The resort will feature state-of-the-art amenities, including premium accommodations, dining facilities, recreational areas, and wellness centers, all set against the backdrop of Assam's stunning landscapes. By integrating sustainable practices and leveraging local resources, the project aims to create a unique destination that attracts both domestic and international tourists, thereby contributing to the region's economic growth and promoting its cultural heritage. The total project cost is meticulously planned to ensure the highest standards of quality and service, making this resort a landmark in Assam's hospitality sector.

b. Indian Scenario

The resort business in India is experiencing robust growth, driven by the country's diverse landscapes, rich cultural heritage, and increasing domestic and international tourism. The hospitality industry in India is projected to grow significantly, with the market size expected to reach USD 475.37 billion by 2029, growing at a CAGR of 13.96%. This growth is fueled by rising disposable incomes, a growing middle class, and a strong preference for leisure travel among Indians.

Resorts in India cater to a wide range of tourists, from luxury seekers to budget travelers. The sector benefits from India's varied attractions, including beaches, mountains, wildlife sanctuaries, and historical sites. Additionally, the government's efforts to boost tourism through initiatives like the development of cruise tourism hubs and the reduction of GST rates for hotels have further enhanced the appeal of the resort business.

However, the industry also faces challenges such as the need for improved infrastructure, effective marketing strategies, and the impact of seasonality on occupancy rates³. Despite these challenges, the resort business in India holds immense potential, offering unique experiences that blend luxury with the country's natural and cultural richness³.

c. State Profile

The resort business in Assam is on an upward trajectory, driven by the state's natural beauty, cultural richness, and biodiversity. Assam's tourism sector has seen significant growth, with a notable increase in both domestic and international tourists. The state's unique attractions, such as its lush tea gardens, wildlife sanctuaries, and vibrant cultural festivals, make it an appealing destination for travelers seeking both relaxation and adventure.



The Assam government has been proactive in promoting tourism through various initiatives, including the New Tourism Policy 2022, which aims to attract private investments and enhance infrastructure. The policy has already led to the signing of major hospitality projects by renowned groups like Tata and Hyatt. Additionally, granting industry status to the tourism sector is expected to further boost investments and development.

However, the resort business in Assam also faces challenges, such as the need for improved infrastructure, effective marketing strategies, and sustainable tourism practices. Addressing these issues will be crucial for the long-term success and sustainability of the resort industry in the region.

Overall, the future of the resort business in Assam looks promising, with ample opportunities for growth and development, provided that the challenges are effectively managed.

d. Sector Overview

The resort business in India is thriving, driven by the country's diverse landscapes, rich cultural heritage, and increasing tourism. Here are some key points about the sector:

Market Growth

Rapid Expansion: The hospitality industry in India is projected to grow significantly, with the market size expected to reach USD 475.37 billion by 2029, growing at a CAGR of 13.96%.

Domestic and International Tourism: Both domestic and international tourism are on the rise, contributing to the steady growth of the resort sector.

Key Drivers

Diverse Attractions: India offers a wide range of attractions, from beaches and mountains to wildlife sanctuaries and historical sites, catering to various types of tourists.

Government Initiatives: The Indian government has implemented several initiatives to boost tourism, such as developing cruise tourism hubs and reducing GST rates for hotels.

Challenges

Infrastructure Development: There is a need for improved infrastructure to support the growing number of tourists.

Seasonality: The resort business is affected by seasonality, which impacts occupancy rates and revenue.

Opportunities

Sustainable Tourism: There is a growing emphasis on sustainable tourism practices, which can attract environmentally conscious travelers.

Innovative Accommodations: The rise of innovative accommodation options like boutique resorts and eco-friendly lodges is creating new opportunities in the market.

Overall, the resort business in India holds immense potential, offering unique experiences that blend luxury with the country's natural and cultural richness. Addressing the challenges and leveraging the opportunities can ensure sustained growth and success in this sector.



2. Investor's Background

Details of all Investors in below format

Name	To be filled by the applicant
DOB	To be filled by the applicant
PAN	To be filled by the applicant
Address	To be filled by the applicant
Academic Qualification	To be filled by the applicant
Experience in business	To be filled by the applicant
Functional Responsibility in Unit	To be filled by the applicant
Name of associate concern (if any)	To be filled by the applicant
Nature of association (if any)	To be filled by the applicant
Net Worth	To be filled by the applicant

3. Company Profile

Name of the Unit	To be filled by the applicant
Constitution	To be filled by the applicant
PAN	To be filled by the applicant
Registered Office address	To be filled by the applicant
Activity	To be filled by the applicant
Loan details	To be filled by the applicant
Director	To be filled by the applicant
Unit Registration	To be filled by the applicant
Unit Location	To be filled by the applicant
Category of Project (Manufacturing/Service)	To be filled by the applicant
Zone	To be filled by the applicant
District	To be filled by the applicant
State	To be filled by the applicant

4. Details of services and its marketing potential

Details of Services for ABC Resort in Assam



Accommodation:

- Luxury Villas: Private villas with premium amenities and scenic views.
- Deluxe Rooms: Spacious rooms with modern facilities.
- Eco-Friendly Cottages: Sustainable accommodations blending with nature.

Dining:

- Multi-Cuisine Restaurant: Offering local Assamese delicacies and international cuisine.
- Tea Lounge: Featuring Assam's famous teas and light snacks.
- Barbecue Area: Outdoor dining with grilled specialties.

Recreational Activities:

- Nature Trails and Hiking: Guided tours through tea gardens and nearby forests.
- Wildlife Safaris: Excursions to nearby wildlife sanctuaries.
- Water Sports: Activities like kayaking and river rafting on the Brahmaputra River.

Wellness and Spa:

- Ayurvedic Spa: Traditional treatments and massages.
- Yoga and Meditation: Sessions for relaxation and wellness.
- Fitness Center: Equipped with modern exercise facilities.

Cultural Experiences:

- Local Craft Workshops: Hands-on sessions with local artisans.
- Cultural Performances: Traditional dance and music shows.
- Tea Tasting Tours: Visits to tea plantations with tasting sessions.

Event Spaces:

- Conference Halls: Facilities for business meetings and conferences.
- Banquet Halls: Venues for weddings and social events.
- Outdoor Event Spaces: Scenic locations for special occasions.

Marketing Potential

Target Audience:

- Domestic Tourists: Families, couples, and adventure seekers from across India.
- International Tourists: Travelers from Europe, North America, and Southeast Asia interested in cultural and eco-tourism.
- Corporate Clients: Companies looking for retreat and conference venues.

Marketing Strategies:



- Digital Marketing: Utilizing social media platforms, SEO, and online travel agencies to reach a wider audience.
- Collaborations: Partnering with travel agencies, airlines, and tourism boards.
- Promotional Packages: Offering special deals during festivals and off-peak seasons.
- Content Marketing: Creating engaging content like blogs, videos, and virtual tours showcasing the resort and its surroundings.

Unique Selling Points (USPs):

- Location: Proximity to natural attractions like tea gardens, wildlife sanctuaries, and the Brahmaputra River.
- Cultural Immersion: Authentic Assamese experiences through food, crafts, and performances.
- Sustainability: Eco-friendly practices and accommodations.

Customer Engagement:

- Loyalty Programs: Rewarding repeat guests with discounts and special offers.
- Feedback Systems: Encouraging guest reviews and using feedback for continuous improvement.
- Personalized Services: Tailoring experiences to meet individual guest preferences.

By offering a diverse range of services and leveraging effective marketing strategies, ABC resort in Assam can attract a broad spectrum of tourists and establish itself as a premier destination in the region.

5. Details of Required Consumables with quantity

Supplier	Consumable	Quantity	Year	Cost
To be filled by the applicant	Furniture	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Restaurant/Bar Consumables	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Stationary items	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Internet facility (LAN/wifi)	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Lights & fans	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Plants & pots	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Fabric items (Bed sheets, towels, Curtains, etc.)	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant



	Wall decorations	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant
	Any other	To be filled by the applicant	To be filled by the applicant	To be filled by the applicant

6. Proposed location and Site Plan

Sl. No.	Particulars	Details
1	Land Area	To be filled by applicant
2	Status of Legal title & Possession	To be filled by applicant
3	if leased, Period of lease	To be filled by applicant
4	Coordinates of location	To be filled by applicant
5	Details of CLU	To be filled by applicant
6	Connectivity to roads i) State Highway (in Km.) ii) National Highway (in Km.)	To be filled by applicant
7	Availability of Water	To be filled by applicant
8	Availability of Power	To be filled by applicant

a. Electrical Power

Electricity (30 KW power required for 300 Days with 2 Shift i.e. Effective Hr. 016 hr. Present rate- Rs. 7.00/Unit

i. Construction Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

ii. Steady Phase

KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

iii. Peak Phase



KW	Quarter of the Year
To be filled by the applicant	To be filled by the applicant

b. Water Requirement (Administrative + Rooms + Pool)

i. Construction Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

ii. Steady Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

iii. Peak Phase

Quantity	Quarter of the Year
In Liter	To be filled by the applicant

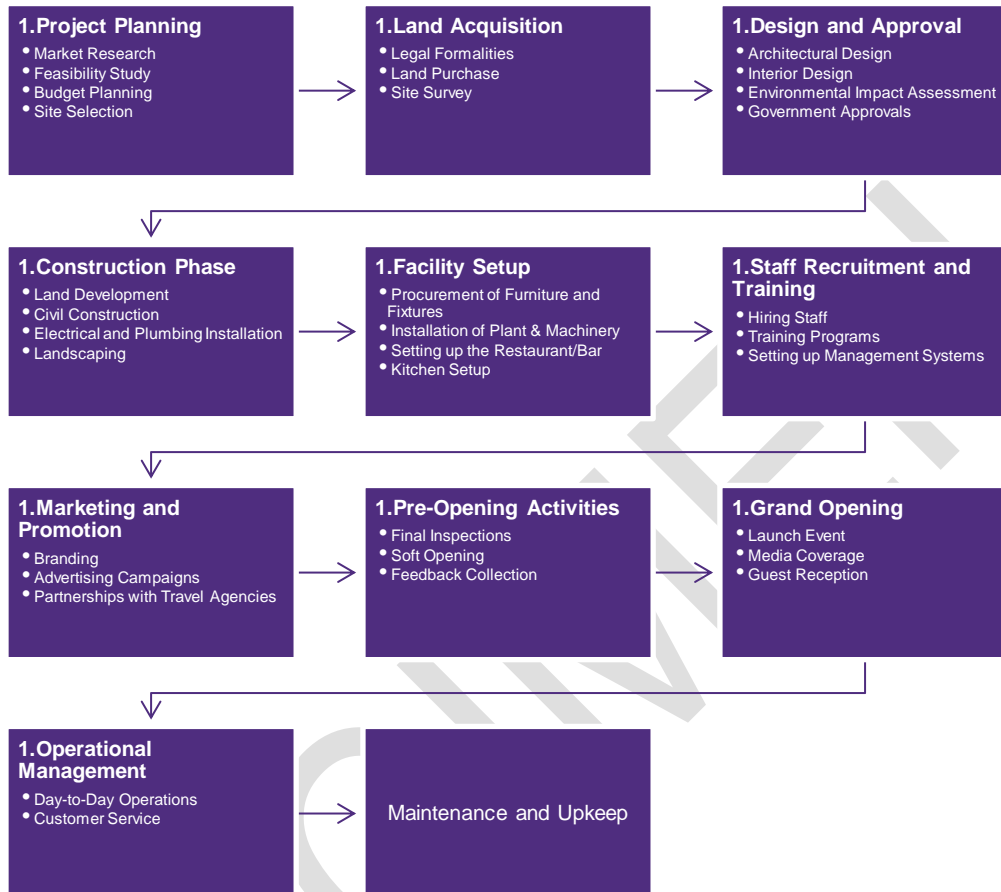
c. Transportation System

d. Local Infrastructure

e. Raw material procurement for daily services

7. Service Process Flow

Service development stages to be defined with details of input required at each stage of service setup and output generated after each stage.



8. Cost of the Project

Particulars	Amount (Rs. In Lacs)
Land and Site Development	10,00,000.00
Civil Construction	80,00,000.00
Plant & Machinery	21,51,200.00
Electrical Installation	20,00,000.00
Preliminary and Preoperative Expenses	20,00,000.00
Miscellaneous Fixed Assets	5,00,000.00
Margin for Working Capital (@25%)	8,78,000.00



Contingency Fund	2,25,000.00
Total Project Cost	1,67,54,200.00

a. Land details

The assumed required area for setting up the resort is Unit is approx. 5555.5 Sq.Ft. The rate for Land is- Rs. 1,80/Sq.ft.

So, the Cost of Land- Rs.380 x 2631.5 = Rs. 10,00,000.00

b. Building and civil works details

Applicant to include Detailed BOQ for Civil constructions.

Civil works estimate- Rs.80,00,000.00

c. Plant and machinery details

Equipment	Quantity	Unit Price (₹)	Total Price (₹)	GST Rate (%)	Total Price with GST (₹)
Commercial Refrigerator	1	1,50,000	1,50,000	18%	1,77,000
Cooking Range (4 Burners)	1	80,000	80,000	18%	94,400
Convection Oven	1	1,20,000	1,20,000	18%	1,41,600
Exhaust Hood	1	50,000	50,000	18%	59,000
Deep Fryer	1	60,000	60,000	18%	70,800
Food Processor	1	40,000	40,000	18%	47,200
Commercial Blender	1	20,000	20,000	18%	23,600
Dishwashing Machine	1	1,00,000	1,00,000	18%	1,18,000
Stainless Steel Work Table	2	25,000	50,000	18%	59,000
Storage Racks	3	15,000	45,000	18%	53,100
Mixer Grinder	1	15,000	15,000	18%	17,700
Ice Maker	1	70,000	70,000	18%	82,600



Microwave Oven	1	25,000	25,000	18%	29,500
Water Purifier	1	20,000	20,000	18%	23,600

Equipment	Quantity	Unit Price (₹)	Total Price (₹)	GST Rate (%)	Total Price with GST (₹)
Bar Counter	1	1,00,000	1,00,000	18%	1,18,000
Cocktail Shaker Set	2	5,000	10,000	18%	11,800
Wine Cooler	1	50,000	50,000	18%	59,000
Glassware Set	1	30,000	30,000	18%	35,400
Bar Blender	1	15,000	15,000	18%	17,700
Beer Dispenser	1	60,000	60,000	18%	70,800
Bar Utensils	1	10,000	10,000	18%	11,800

Category	Total Price (₹)	Total Price with GST (₹)
Kitchen Equipment	8,45,000	9,96,100
Bar Equipment	3,25,000	3,83,700
HVAC system	4,23,728	5,00,000
DG set	2,30,000	2,71,400
Grand Total		21,51,200.00

d. Pre-operative expenses details

Approx- Rs. 20,00,000.00



e. Working Capital details

I) Utilities (Per Annum)

S. No.	Particulars	Rs. per Kw	Total KW	in lakh	"@70% CU	"@75% CU	"@80% CU	"@85% CU	"@90% CU
1	Fixed (per Kw)	300	30	1.08	1.08	1.08	1.08	1.08	1.08
2	Variable cost (unit)	7.00	14	3.76	1.32	1.41	1.51	1.60	1.69
4	DG Set (37.5 KVA)	20	30	5.76	2.02	2.30	2.30	2.45	2.59
	<i>Total variable cost</i>				3.33	3.57	3.81	3.81	4.05

ii) Salary & Wages (Per Annum)

Manpower for Admin and services					
Name of Position	No	Unit	Rate in INR	Salary per year	Salary per year
Resort manager	1	Month	50,000.00	12	6,00,000.00
Accountant	1	Month	30,000.00	12	3,60,000.00
Data Operator	1	Month	20,000.00	12	2,40,000.00
Chef	2	Month	25,000.00	12	6,00,000.00



Security Guard	1	Month	10,000.00	12	1,20,000.00
Server	4	Day	15,000.00	12	7,20,000.00
Cleaner	2	Month	10,000.00	12	2,40,000.00
Total					2880000.00
In Lakh					28.80

Note: Every year increment @ 5% has been considered towards financial calculation

iii) Raw materials for consumables:

Raw materials required for consumable can be taken from Point No.5.

Assuming Rs. 3,00,000.00 per annum.

iv) Selling & General Administration (Annum)

Sl. No.	Designation	No.	/Month (Rs.)	Total/Annum (Rs.)
1	Digital Media Handler	1	10,000	1,20,000
1	Salesperson	2	20,000	4,80,000
GRAND TOTAL				6,00,000/-

v) Advertisement & General Stores



Sl. No.	Items	Cost (Rs.)
1	Advertisement per Annum	1,00,000/-
2	General Stores & Inventory	1,85,500/-
Total		2,85,500/-

WORKING CAPITAL= I+II+III= 3,33,000 +28,80,00 + 3,00,000/-= Rs. 35,13,000.00/-

9. Proposed Means of Finance

Particulars	Amount (Rs. In La)
Promoter's Capital	67.542
Unsecured Loans	-
Term Loan form Bank/ Financial Institution	100.00
Total	167.542



10. Implementation Schedule with time chart

Activities	Starting Month	Ending Month
Arrangement of land	To be filled by applicant	To be filled by applicant
Single window clearance	To be filled by applicant	To be filled by applicant
Land development	To be filled by applicant	To be filled by applicant
Building and Civil Works	To be filled by applicant	To be filled by applicant
Order and delivery of P&M	To be filled by applicant	To be filled by applicant
Power arrangement	To be filled by applicant	To be filled by applicant
Manpower arrangement	To be filled by applicant	To be filled by applicant
Procurement of raw materials	To be filled by applicant	To be filled by applicant
Trial Operation	To be filled by applicant	To be filled by applicant
Commercial Operation	To be filled by applicant	To be filled by applicant



11. Projected Financial Analysis

a. Installed Service capacity	Per day
Resort rooms	32000
Other amenities like Restaurant/Bar/Pool/etc.	35000
Per Annum	2,01,00,000

b. SCHEDULE OF PRODUCTION AND SALES						
RAW MATERIAL MIX AND CONSUMABLES REQUIRED						
Item	Quantity	Unit	Rate	Amount		
Consumables				15,00,000.00		
c. Cost of Raw Material Consumed/Annum				₹ 15,00,000.00		
Parameters	1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year	
Capacity Utilization	70%	75%	80%	85%	90%	
Total production capacity per annum (in MT)	2,01,00,000	2,01,00,000	2,01,00,000	2,01,00,000	2,01,00,000	
Revenue as per Capacity Utilized	14070000	15075000	16080000	17085000	18090000	
d. BREAK UP PRODUCTION AS PER UTILIZED CAPACITY						
ITEMS	1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year	
Capacity Utilization	70%	75%	80%	85%	90%	
Service	14070000	15075000	16080000	17085000	18090000	
TOTAL PRODUCTION	14070000	15075000	16080000	17085000	18090000	



Sales Details					
Items	1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Service	1,40,70,000	1,50,75,000	1,60,80,000	1,70,85,000	1,80,90,000
Considering GST RATE@18%	2532600	2713500	2894400	3075300	3256200
GROSS Sales Price	16602600	17788500	18974400	20160300	21346200
e. COST OF PRODUCTION					
Items	1 st Year	2 nd year	3 rd Year	4 th Year	5 th Year
Capacity utilization	70%	75%	80%	85%	90%
Consumables	₹ 10,50,000.00	₹ 11,25,000.00	₹ 12,00,000.00	₹ 12,75,000.00	₹ 13,50,000.00
Power & Fuel	333000	357000	381000	405000	429000
Direct Labor & Wages	2880000	3168000.00	3484800.00	3833280.00	4216608.00
Consumable Stores	49000	52500	56000	59500	63000
Repairs & Maintenance	28000	30000	32000	34000	36000
Other Manufacturing Exp.	12250	13125	14000	14875	15750
COST OF PRODUCTION	4352250	4745625	5167800	5621655	6110358
f. PROJECTED PROFITABILITY STATEMENT					
	1 st Year	2 nd year	3 rd Year	4 th Year	5 th Year
Capacity Utilized	70%	75%	80%	85%	90%
A. Sales					
Gross Sales	16602600	17788500	18974400	20160300	21346200
Less: GST	2532600	2713500	2894400	3075300	3256200



NET SALES	14070000	15075000	16080000	17085000	18090000
B. Cost of Production					
Consumables	₹ 10,50,000.00	₹ 11,25,000.00	₹ 12,00,000.00	₹ 12,75,000.00	₹ 13,50,000.00
Power & Fuel	333000	357000	381000	405000	429000
Direct Labour & Wages	2880000	3168000	3484800	3833280	4216608
Consumable Stores	49000	52500	56000	59500	63000
Repairs & Maintenance	28000	30000	32000	34000	36000
Other Manufacturing Exp.	12250	13125	14000	14875	15750
Total Cost of Production (C)	4352250	4745625	5167800	5621655	6110358
g. Gross Profit (A-C)	12250350	13042875	13806600	14538645	15235842
Interest Expenses					
Interest Expenses (Term Loan) @12% /Annum for 10 yr.	1170330.95	1100409.72	1021620.72	932839.31	832798.2
Interest Expenses (WC Loan) @12% /Annum	76000	60000	66000	72000	78000
Selling, General & Administrative Exp.	257500	257500	257500	257500	257500
Profit before Taxation	10746519.05	11624965.28	12461479.28	13276305.69	14067543.8
Provision for Taxation	3223955.715	3487489.584	3738443.784	3982891.707	4220263.14
Profit After Taxation	7522563.335	8137475.696	8723035.496	9293413.983	9847280.66

h. DEBT SERVICE COVERAGE RATIO (COMPANY AS A WHOLE)					
	1 st Year	2 nd year	3 rd Year	4 th Year	5 th Year
Profit After Tax	7522563.335	8137475.696	8723035.496	9293413.983	9847280.66



Add: - Interest Expenses (Term Loan) @12% /Annum for 10yrs	1170330.95	1100409.72	1021620.72	932839.31	832798.2
Interest Expenses (WC Loan) @12% /Annum for 10 yrs	103000	77000	83000	89000	95000
Depreciation	257500	257500	257500	257500	257500
Total (A)	3274251.1	4678789.7	5338345.48	5997684.14	6669998.27
Interest Expenses (Term Loan) @12% /Annum for 10yrs	1170330.95	1100409.72	1021620.72	932839.31	832798.2
Interest Expenses (WC Loan) @12% /Annum for 10 yrs	76000	60000	66000	72000	78000
Depreciation	257500	257500	257500	257500	257500
Total (A)	3274251.1	4678789.7	5338345.48	5997684.14	6669998.27
Interest Expenses (Term Loan) @12% /Annum for 10yrs	1170330.95	335134	253147	161672	59612
Interest Expenses (WC Loan) @12% /Annum for 10 yrs	76000	708400	708400	708400	708400
Term Loan Repayment	635019	708503	790490	881964	984024
Total Debt Payment (B)	1881349.95	1752037	1752037	1752036	1752036
DSCR (A/B)	1.40	2.27	2.60	2.92	3.25
Cash Inflow	2639232.1	3970286.7	4547855.48	5115720.14	5685974.27
i.BREAK EVEN ANALYSIS	1st year	2nd year	3rd Year	4th Year	5th Year
A. Net Sales	14070000	15075000	16080000	17085000	18090000
B. Variable Expenses					
Raw Materials Consumed	1050000	1125000	1200000	1275000	1350000
Power & Fuel	333000	357000	381000	405000	429000
Consumable Stores	49000	52500	56000	59500	63000
Repairs & Maintenance	28000	30000	32000	34000	36000
Other Manufacturing Exp.	12250	13125	14000	14875	15750



		1472250	1577625	1683000	1788375	1893750
C. Contribution (A-B)		12597750	13497375	14397000	15296625	16196250
D. Fixed Expenses						
Direct Labour & Wages		2880000	3168000	3484800	3833280	4216608
Selling, General & Administration		257500	257500	257500	257500	257500
		3137500	3425500	3742300	4090780	4474108
Breakeven Sales at Operating Capacity		0.90	0.90	0.90	0.90	0.90

Projected Balance Sheet					
	1st Year	2nd Year	3rd Year	4th Year	5th Year
Liabilities					
Capital	21106450	21499825	21922000	22375855	22864558
Revenue Reserves	16602600	17788500	18974400	20160300	21346200
Net Worth	37709050	39288325	40896400	42536155	44210758
Term Loan	10000000	10000000	10000000	10000000	10000000
Working Capital Limit	1000000	1000000	1000000	1000000	1000000
Current Liabilities					
Creditors	8599930	8768800	8950342	9145823.2	9608790
Liability for expenses	20572119	20645603	20727590	20819064	20921124
Total	77881099	79702728	81574332	83501042.2	85740672
Assets					



Projected Balance Sheet					
	1st Year	2nd Year	3rd Year	4th Year	5th Year
Fixed Assets					
Gross block	20000000	23000000	27600000	34500000	44850000
Depreciation	259800	259800	259800	259800	259800
Net Fixed Assets	19740200	22740200	27340200	34240200	44590200
Non Current asset/investments	0	0	0	0	15000000
Current assets					
Inventory	7546000	10564400	12073600	12073600	12073600
Debtors					
Security Deposits					
Loans and Advances					
Cash & Bank Balance	4651068.1	5982123.7	6559692.48	7127556.14	7697810.27
Total	31937268.1	39286723.7	45973492.48	53441356.14	79361610.27

Investment	239.71	Lakhs
Cash In Flow (5 yrs)	219.59	Lakhs



(PAT- Depreciation- Interest)		
PAY BACK PREIOD	6	Years

SPECIMEN



12. Projected Employment Details

Resort manager	1	Month
Accountant	1	Month
Data Operator	1	Month
Chef	2	Month
Security Guard	1	Month
Server	4	Day
Cleaner	2	Month
Total	12	

13. Requirement of Statutory clearances

Item	Status
Partnership Deed	
Lease deed registration	
PAN	
GST Registration	
UDYAM	
Trade License	
NOC form local authority	