

# 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  
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SHAPING A VIBRANT INDIA

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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
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104000 L	Liter
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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

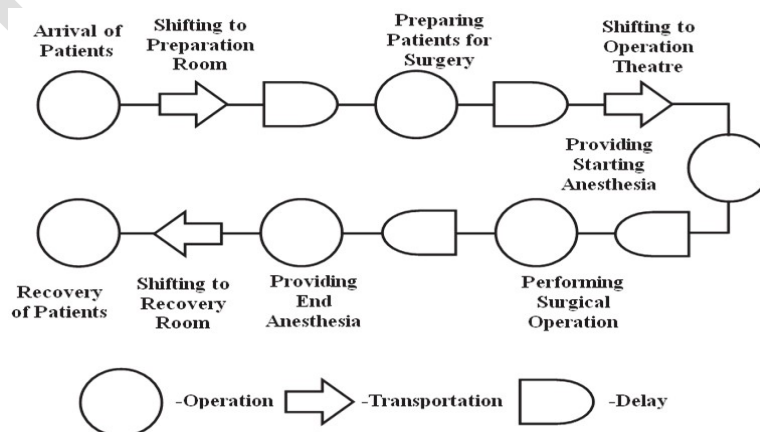
The area is well equipped with roadways and airways. The availability of uninterrupted power and water is another added benefit for the unit. The area has a total population of approximately **XXXX** people and the proximity of the neighboring states is favorable.

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
<b>Or say</b>	<b>6590.00</b>

### 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
	<b>Pathology</b>			
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
	<b>Radiology</b>			
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
	<b>Dialysis</b>			
18	RO plant	1	5.75	5.75
19	Hemodialysis machine	8	7	56
	<b>Operation theatre</b>			
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
	<b>Total</b>			<b>3504.33/-</b>

**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
	<b>GRAND TOTAL</b>			<b>1008.38</b>

**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
	<b>GRAND TOTAL</b>	<b>364.17/-</b>

**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
<b>GRAND TOTAL</b>				<b>33607000/-</b>

**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/-
<b>Total</b>		<b>6,85,500/-</b>

**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
<b>Total</b>	<b>6590.00</b>

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 <sup>st</sup> Year	2 <sup>nd</sup> Year	3 <sup>rd</sup> Year	4 <sup>th</sup> Year	5 <sup>th</sup> Year
Capacity Utilization	60%	65%	70%	75%	80%
<b>Revenue</b>					
<b>Indoor Patient</b>					
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
<b>Sub total IPD</b>	<b>1289.11</b>	<b>2793.08</b>	<b>3007.93</b>	<b>3222.79</b>	<b>3222.79</b>
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
<b>Total revenue</b>	<b>1517.84</b>	<b>3288.65</b>	<b>3541.62</b>	<b>3794.59</b>	<b>3794.59</b>
<b>Expenses</b>					
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
<b>Total expenses</b>	<b>876.89</b>	<b>1903.04</b>	<b>2082.26</b>	<b>2227.05</b>	<b>2271.48</b>
<b>Expenses%</b>	<b>58%</b>	<b>58%</b>	<b>59%</b>	<b>59%</b>	<b>60%</b>
EBIDTA margin	42.23%	42.13%	41.21%	41.31%	40.14%
<b>PBDIT</b>	<b>640.95</b>	<b>1385.61</b>	<b>1459.36</b>	<b>1567.54</b>	<b>1523.11</b>
Depreciation	267.5	534.99	534.99	534.99	534.99
<b>PBIT</b>	<b>373.45</b>	<b>850.62</b>	<b>924.37</b>	<b>1032.55</b>	<b>988.12</b>
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

<b>PBT</b>		<b>235.54</b>	<b>589.98</b>	<b>688.22</b>	<b>824.19</b>	<b>812.46</b>
Tax		32.55	107.38	155.25	209.2	223.36
<b>PAT</b>		<b>202.99</b>	<b>482.6</b>	<b>532.97</b>	<b>614.99</b>	<b>589.1</b>
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
<b>Total A</b>		<b>602.34</b>	<b>1265.08</b>	<b>1289.96</b>	<b>1343.19</b>	<b>1284.6</b>
Repayment of term loan		0	360	480	480	600
Interest on term loan		131.85	247.5	222	193.2	160.5
<b>Total B</b>		<b>131.85</b>	<b>607.5</b>	<b>702</b>	<b>673.2</b>	<b>760.5</b>
<b>DSCR</b>		<b>4.57</b>	<b>2.08</b>	<b>1.84</b>	<b>2.00</b>	<b>1.69</b>
<b>DSCR - Average</b>		2.43				

iii. Projected Balance Sheet					
	1st Year	2nd Year	3rd Year	4th Year	5th Year
<b>Liabilities</b>					
Capital	500	1500	2090	2090	2090
Revenue Reserves	0	0	202.99	685.58	1218.55
<b>Net Worth</b>	<b>500</b>	<b>1500</b>	<b>2292.99</b>	<b>2775.58</b>	<b>3308.55</b>
Term Loan	200	3000	4320	3960	3480
Working Capital Limit	0	0	173.22	187.65	202.09
<b>Current Liabilities</b>					
Creditors	0	0	28.58	30.96	33.34
Liability for expenses	0	0	43.57	46.93	50.3
<b>Total</b>	<b>700</b>	<b>4500</b>	<b>6858.36</b>	<b>7001.12</b>	<b>7074.28</b>
<b>Assets</b>					
<b>Fixed Assets</b>					
Gross block	650	4350	6485.98	6885.98	7285.98
Depreciation	0	0	267.5	802.49	1337.49
<b>Net Fixed Assets</b>	<b>650</b>	<b>4350</b>	<b>6218.48</b>	<b>6083.49</b>	<b>5948.49</b>
Non-Current asset/investments	0	0	0	0	120
<b>Current assets</b>					
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
<b>Total</b>	<b>700</b>	<b>4500</b>	<b>6858.35</b>	<b>7001.12</b>	<b>7074.28</b>

iv. Break Even Analysis						
		1st Year	2nd Year	3rd Year	4th Year	5th Year
Capacity utilisation		60%	65%	70%	75%	75%
<b>A. Sales</b>		1517.84	3288.65	3541.62	3794.59	3794.59
<b>B. Variable cost</b>		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
<b>C. Contribution (A-B)</b>		<b>663.72</b>	<b>1434.94</b>	<b>1512.48</b>	<b>1624.46</b>	<b>1580.03</b>
<b>D. Fixed cost</b>		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
<b>E. Break even point % = (D/C)</b>		<b>61.08%</b>	<b>55.45%</b>	<b>50.99%</b>	<b>45.76%</b>	<b>44.98%</b>

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
<b>Pay back period = 5 Years &amp; 8 Months (Approx)</b>					

## 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
<b>TOTAL</b>		<b>33607000/-</b>



### 13. Requirement of Statutory clearances

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