

# **MODEL DETAILED PROJECT REPORT**

## **ON**

### **SPORTS COMPLEX**

#### **(Swimming, Badminton, TT & Yoga)**

**Submitted to:**



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

Ministry of Commerce & Industry  
Government of India

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## 1. Introduction

Sports facilities play a crucial role in fostering physical fitness, community engagement, and the development of athletic talent. These venues, ranging from local community centers to large stadiums, provide the necessary infrastructure for various sports and recreational activities. They offer athletes and enthusiasts alike the opportunity to train, compete, and enjoy their favorite sports in a well-maintained and supportive environment. By promoting regular physical activity and hosting events, sports facilities contribute significantly to the overall well-being and social cohesion of the community.

### a. About the project

Establishing a sports facility project in \_ as per guideline of Khelo India Scheme 2021-22 to 2025-26, involves a comprehensive approach to enhance the state's sports infrastructure and promote athletic development. The project would focus on constructing and upgrading stadiums, indoor arenas, and training centers across various districts. Key components include modern amenities such as outdoor swimming pool, badminton court, TT tables, Yoga room, ensuring accessibility for athletes of all levels. By fostering a supportive environment for sports, this initiative would not only nurture local talent but also boost community engagement and overall physical well-being.

### b. Indian Scenario

The sports facilities scenario in India has seen significant improvements in recent years, driven by increased investment and a growing recognition of the importance of sports infrastructure. India now boasts around 100 sports facilities that meet international standards. These include government-owned stadiums, university grounds, community centers, and private facilities. Despite these advancements, challenges such as underutilization and maintenance issues persist. To further enhance the sports ecosystem, there is a need for better planning, efficient use of existing resources, and increased public-private partnerships. By addressing these challenges, India can continue to develop its sports infrastructure, nurturing talent and promoting a culture of physical fitness and competitive sports.

### c. State Profile

\_ has made significant strides in developing its sports infrastructure, offering a variety of facilities to support different athletic disciplines. Key venues include the Barsapara Cricket Stadium in Guwahati, which hosts international cricket matches and has a capacity of 40,000. The Indira Gandhi Athletic Stadium, also in Guwahati, is a prominent venue for football and athletics, with a capacity of 23,850.

The Nehru Stadium, another major facility in Guwahati, is a multi-purpose stadium used for both cricket and football. Additionally, the Jorhat Stadium in Jorhat, one of the oldest in \_, continues to be a hub for local sports events.

The state government has also initiated several projects to further enhance sports infrastructure, including the construction of sports complexes, indoor stadiums, and swimming pools across various districts<sup>2</sup>. These efforts aim to provide athletes with modern amenities and foster a supportive environment for sports development.

### d. Sector Overview

\_s sports facilities sector has seen notable development, with a range of infrastructure supporting various sports. The Sarusajai Sports Complex in Guwahati is a key hub, featuring the Indira Gandhi Athletic Stadium for football and athletics, the Karmabir Nabin Chandra Bordoloi Indoor Stadium for basketball and handball, and the Dr. Zakir Hussain Aquatic Complex for swimming.

Additionally, the Maulana Md. Tayabullah Hockey Stadium and the Rajiv Gandhi Indoor Stadium cater to hockey, gymnastics, and other indoor sports. The R.G. Barua Sports Complex includes facilities for badminton, table tennis, judo, and more.

These facilities are managed by the Sports Authority of \_ and other local bodies, ensuring they meet the needs of athletes and the community. Despite these advancements, ongoing efforts are required to maintain and upgrade existing infrastructure to further support sports development in the state.

### Market Potential

Establishing a sports facility in \_ holds substantial market potential due to the increasing interest in sports and fitness among the local population. The state's diverse demographic, including a large youth population, presents a strong demand for modern sports infrastructure. Additionally, \_'s strategic location in Northeast India makes it an ideal hub for regional sports events, attracting athletes and spectators from neighboring states and countries. The growing popularity of sports like football, cricket, and athletics further underscores the need for well-equipped facilities. By catering to this demand, a new sports facility can become a focal point for community engagement, talent development, and economic growth through sports tourism and related activities.

### Technological Advancements

Establishing a sports facility in \_ can greatly benefit from several technological advancements:

- **Building Information Modeling (BIM):** BIM is a digital representation of the physical and functional characteristics of a facility. It allows for precise planning, real-time collaboration, and efficient resource utilization. By using BIM, stakeholders can visualize the entire project, identify potential issues early, and make informed decisions, ultimately reducing costs and construction time.
- **Virtual Reality (VR):** VR technology offers immersive project visualization, enabling stakeholders to experience the facility before it is built. This can aid in design adjustments, enhance stakeholder engagement, and improve decision-making processes. VR can also be used for training purposes, allowing athletes to simulate real-game scenarios and improve their skills.
- **Smart Technologies:** Integrating smart technologies can transform sports venues into smart stadiums. This includes augmented reality (AR) for interactive fan experiences, mobile app integrations for seamless access to amenities, and high-speed internet connectivity for real-time data sharing. These technologies enhance fan engagement, provide personalized experiences, and improve operational efficiency.
- **Advanced Training and Rehabilitation Equipment:** High-performance sports training centers can be equipped with advanced facilities such as biomechanical labs, motion analysis systems, and recovery services like cryotherapy and hyperbaric oxygen therapy (HBOT). These technologies help in scientific assessment, injury management, and overall athlete conditioning, ensuring their mental and physical well-being.
- **Data Analytics:** Utilizing data analytics can provide valuable insights into athlete performance, facility usage, and fan behavior. By analyzing this data, facility managers can optimize operations, improve training programs, and enhance the overall experience for athletes and spectators.

By leveraging these technological advancements, a sports facility in \_ can offer a modern, engaging environment that supports athlete development and enhances the spectator experience, positioning itself as a leading venue in the region.

### SWOT Analysis

#### Strengths

- **Diverse Offerings:** The facility will cater to a wide range of sports and activities, including an outdoor swimming pool, indoor badminton court, table tennis, and yoga, attracting a broad demographic.

- Growing Interest: Increasing awareness and interest in fitness and sports among the local population can drive high usage and membership rates.
- Strategic Location: \_'s strategic location in Northeast India can attract athletes and visitors from neighboring states and countries, boosting regional sports tourism.
- Government Support: Potential for government grants and subsidies aimed at promoting sports infrastructure development in the region.

#### Weaknesses

- High Initial Investment: Significant capital required for construction, equipment, and maintenance of the facility.
- Operational Costs: Ongoing expenses for staffing, utilities, and upkeep can impact profitability.
- Seasonal Demand: Fluctuating usage based on weather and seasonal sports trends may lead to inconsistent revenue streams.
- Limited Expertise: Potential challenges in finding and retaining qualified coaches and staff for diverse sports activities.

#### Opportunities

- Technological Integration: Leveraging advanced technologies like Building Information Modeling (BIM), Virtual Reality (VR), and smart stadium features can enhance the facility's appeal and operational efficiency.
- Community Engagement: Hosting local sports events, workshops, and fitness programs can foster community involvement and support.
- Partnerships: Collaborating with schools, colleges, and sports organizations can increase facility usage and promote sports education.
- Health and Wellness Trends: Rising focus on health and wellness can drive demand for yoga and fitness-related activities.

#### Threats

- Competition: Presence of existing sports facilities and fitness centers in the region may pose a challenge.
- Economic Factors: Economic downturns or fluctuations can affect disposable income and spending on recreational activities.
- Maintenance Issues: Ensuring regular maintenance and upgrades to keep the facility in top condition can be challenging.
- Regulatory Changes: Changes in government policies or regulations related to sports infrastructure and funding can impact the project's viability.

By addressing these factors, the sports facility in \_ can be positioned for success, offering a modern, engaging environment for athletes and the community.



## 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

### Service Details

Outdoor Swimming Pool

- Recreational Swimming: Open swim times for individuals and families to enjoy the pool.

- Swimming Lessons: Classes for all ages and skill levels, from beginners to advanced swimmers.
- Competitive Training: Dedicated lanes and times for swim teams and competitive swimmers.
- Aqua Aerobics: Fitness classes conducted in the pool, focusing on low-impact exercises.
- Pool Parties and Events: Rental options for hosting private parties and events.

#### Indoor Badminton Court

- Open Play: Scheduled times for casual play where members can drop in and play.
- Badminton Coaching: Professional coaching sessions for beginners to advanced players.
- Tournaments and Leagues: Organizing local and regional badminton tournaments and leagues.
- Court Rentals: Availability for private bookings and practice sessions.

#### Table Tennis (TT) Tables

- Open Play: Access to tables for casual play during designated hours.
- Coaching and Training: Professional coaching for all skill levels, including advanced techniques.
- Tournaments: Hosting local and regional table tennis tournaments.
- Club Memberships: Special memberships for regular players, including access to exclusive events and practice times.

#### Yoga Room

- Yoga Classes: Regularly scheduled classes for different styles of yoga, such as Hatha, Vinyasa, and Ashtanga.
- Workshops and Retreats: Special workshops focusing on specific aspects of yoga, such as meditation, breathing techniques, and advanced poses.
- Private Sessions: One-on-one yoga sessions tailored to individual needs and goals.
- Wellness Programs: Comprehensive wellness programs that include yoga, nutrition advice, and mindfulness practices.

### Market Potential

Establishing a sports facility in \_\_, featuring an outdoor swimming pool, indoor badminton court, table tennis, and yoga, presents significant market potential. The growing interest in health and fitness among the local population, coupled with the state's strategic location in Northeast India, creates a strong demand for modern sports infrastructure. The facility can attract a diverse demographic, including youth, fitness enthusiasts, and professional athletes. Additionally, the increasing popularity of sports and wellness activities in the region can drive high usage and membership rates. By catering to this demand, the facility can become a focal point for community engagement, talent development, and economic growth through sports tourism and related activities.

#### Specific Features and Their Market Potential

- Outdoor Swimming Pool: Swimming is a popular activity for all age groups, offering both recreational and competitive opportunities. An outdoor swimming pool can attract families, swimming clubs, and individuals looking for fitness and leisure activities. Hosting swimming competitions and training camps can further enhance its appeal.



- **Indoor Badminton Court:** Badminton is widely played in India, and an indoor court ensures year-round usage regardless of weather conditions. The facility can attract local badminton clubs, schools, and recreational players. Organizing tournaments and coaching sessions can boost engagement and revenue.
- **Table Tennis (TT):** Table tennis is a fast-growing sport with a broad appeal. Providing multiple TT tables can cater to both casual players and competitive athletes. The facility can host local and regional tournaments, attracting participants and spectators.
- **Yoga Studio:** Yoga has a strong following due to its health and wellness benefits. A dedicated yoga studio can offer classes for different skill levels, from beginners to advanced practitioners. Special workshops, retreats, and wellness programs can attract a diverse clientele, including corporate groups and wellness enthusiasts.

## Marketing Plan

### 1. Target Audience Analysis

Understanding the potential clients is crucial for effective marketing. The sports facility can serve various segments:

- **Competitive Athletes:** Seeking specialized training facilities.
- **Recreational Sports Enthusiasts:** Looking for casual practice spaces.
- **Sports Teams:** Requiring regular practice venues.
- **Corporate Clients:** Interested in team-building activities.
- **Schools and Educational Institutions:** Needing athletic facilities.
- **Fitness Enthusiasts:** Seeking modern exercise equipment and wellness programs.

### 2. Facility Positioning Strategy

The positioning strategy should clearly communicate what makes the facility unique in the market. Emphasize:

- **State-of-the-Art Equipment and Technology:** Highlight advanced training and fitness equipment.
- **Specialized Training Areas:** Promote the variety of sports and wellness activities offered.
- **Professional Coaching Staff:** Showcase the expertise and qualifications of the coaching team.
- **Location and Accessibility:** Stress the convenient location and ease of access.
- **Flexible Scheduling Options:** Offer flexible hours to accommodate different schedules.
- **Additional Amenities:** Include features like nutrition services, recovery facilities, and wellness programs.

### 3. Digital Marketing Implementation

In today's connected world, a strong online presence is essential:

- **Mobile-Responsive Website:** Develop a website showcasing facility features, services, and booking options.
- **Social Media Strategy:** Implement a robust social media plan focusing on visual content, such as photos and videos of the facility and events.
- **Virtual Tours and Facility Walkthroughs:** Create immersive virtual tours to attract potential clients.
- **Online Booking System:** Provide a user-friendly online booking system for convenience.

#### 4. Community Engagement

Building strong relationships with the local community can drive facility usage and loyalty:

- Local Events and Workshops: Host sports events, fitness workshops, and wellness programs to engage the community.
- Partnerships with Schools and Organizations: Collaborate with educational institutions and sports organizations to increase facility usage.
- Membership Programs: Offer attractive membership packages with benefits like discounts, exclusive access, and personalized training plans.

By implementing this comprehensive marketing plan, the sports facility in \_ can effectively attract and retain clients, optimize facility usage, and establish a strong presence in the competitive sports and fitness industry..

#### 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
	Water / plumbing items	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
	Regular cleaning items	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

(Adhering to Khelo India scheme 2021-22 to 2025-26 guidelines)

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). 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 + Swimming pool + 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

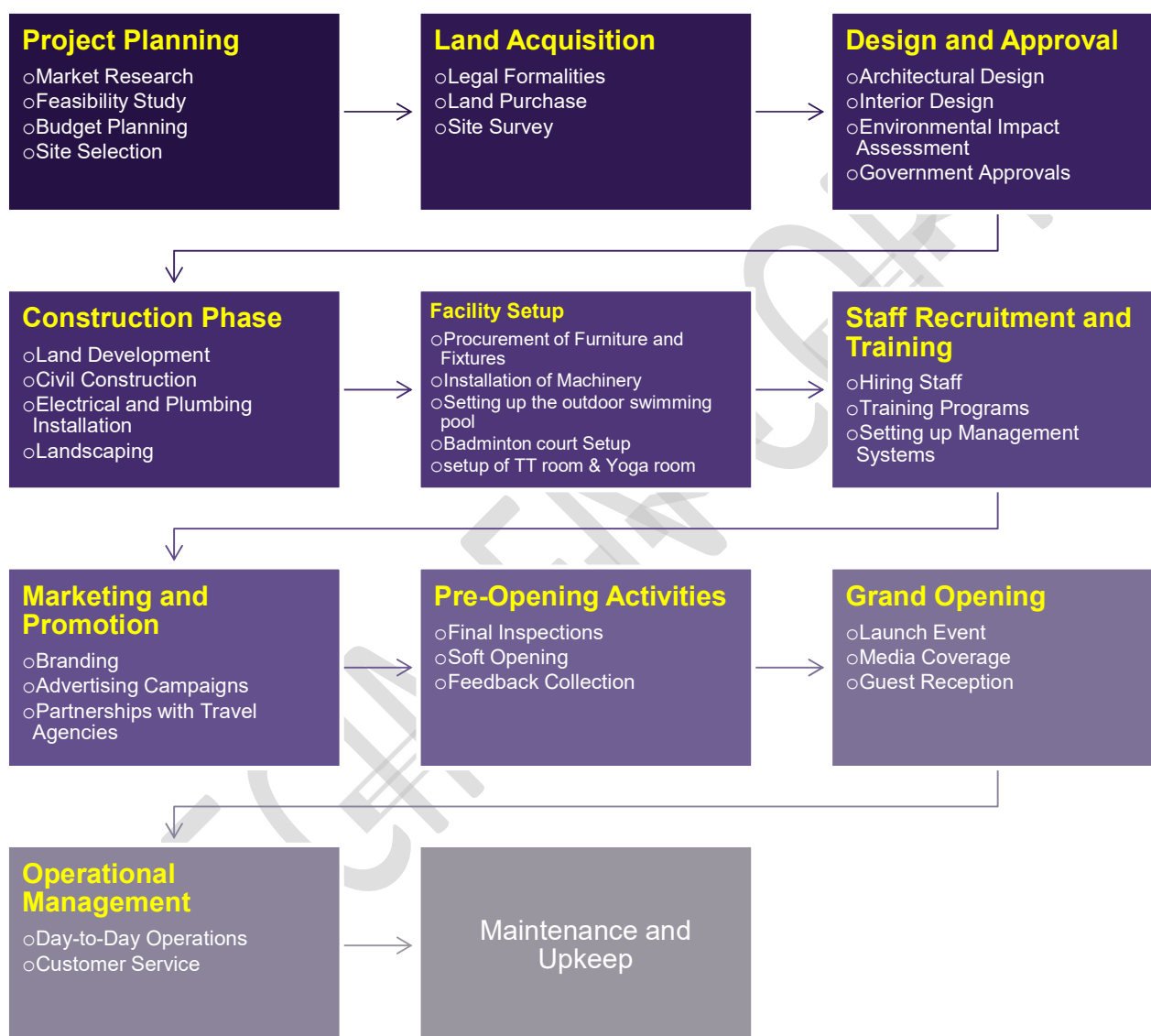
**c. Transportation System**

**d. Local Infrastructure**

**e. Material procurement for daily consumption**

## 7. Process Flow

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	₹ 40,00,000.00
Civil Construction	₹ 2,70,00,000.00
Other Durable physical assets	₹ 28,43,800.00
Electrical Installation	₹ 15,00,000.00
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	₹ 6,25,314.00
Total Project Cost	₹ 3,94,69,114.00

### a. Land details

The assumed required area for setting up the resort is Unit is approx. 10,000 Sq.ft. The rate for Land is- Rs. 400/Sq.ft.

So, the Cost of Land- Rs. 400.00 x 10,000 sq ft = Rs. 40,00,000.00

### b. Building and civil works details

Applicant to include Detailed BOQ for Civil constructions.

Civil works estimate- Rs.2,70,00,000.00

### c. Durable physical assets details

Equipment	Approximate Price (INR)	Taxes (18% GST)	Total Cost (INR)
Swimming Pool			
Waterproofing materials	₹ 50,000.00	₹ 9,000.00	₹ 59,000.00
Filtration system	₹ 1,50,000.00	₹ 27,000.00	₹ 1,77,000.00
Water pumps	₹ 75,000.00	₹ 13,500.00	₹ 88,500.00
Chemical dosing systems	₹ 50,000.00	₹ 9,000.00	₹ 59,000.00
UV sterilizers or ozone generators	₹ 1,00,000.00	₹ 18,000.00	₹ 1,18,000.00
Pool heaters	₹ 1,00,000.00	₹ 18,000.00	₹ 1,18,000.00
Dehumidification systems	₹ 1,50,000.00	₹ 27,000.00	₹ 1,77,000.00
Ventilation fans	₹ 50,000.00	₹ 9,000.00	₹ 59,000.00
Lifeguard chairs and equipment	₹ 25,000.00	₹ 4,500.00	₹ 29,500.00
Pool ladders and handrails	₹ 20,000.00	₹ 3,600.00	₹ 23,600.00

Safety signage	₹ 10,000.00	₹ 1,800.00	₹ 11,800.00
Accessibility ramps and lifts	₹ 1,00,000.00	₹ 18,000.00	₹ 1,18,000.00
Underwater pool lights	₹ 50,000.00	₹ 9,000.00	₹ 59,000.00
Perimeter lighting	₹ 30,000.00	₹ 5,400.00	₹ 35,400.00
Electrical control panels	₹ 75,000.00	₹ 13,500.00	₹ 88,500.00
Non-slip pool deck materials	₹ 1,00,000.00	₹ 18,000.00	₹ 1,18,000.00
Poolside furniture	₹ 50,000.00	₹ 9,000.00	₹ 59,000.00
Shade structures	₹ 50,000.00	₹ 9,000.00	₹ 59,000.00
Changing rooms and showers	₹ 2,00,000.00	₹ 36,000.00	₹ 2,36,000.00
Water quality monitoring systems	₹ 75,000.00	₹ 13,500.00	₹ 88,500.00
Automated pool management systems	₹ 1,00,000.00	₹ 18,000.00	₹ 1,18,000.00
Pool covers	₹ 50,000.00	₹ 9,000.00	₹ 59,000.00
Cleaning equipment	₹ 25,000.00	₹ 4,500.00	₹ 29,500.00
Starting blocks	₹ 50,000.00	₹ 9,000.00	₹ 59,000.00
Badminton Court			
Badminton net and poles	₹ 20,000.00	₹ 3,600.00	₹ 23,600.00
Court marking tape	₹ 5,000.00	₹ 900.00	₹ 5,900.00
Lighting (LED)	₹ 1,00,000.00	₹ 18,000.00	₹ 1,18,000.00
Yoga Room			
Yoga mats (50 units)	₹ 25,000.00	₹ 4,500.00	₹ 29,500.00
Sound system	₹ 30,000.00	₹ 5,400.00	₹ 35,400.00
Mirrors	₹ 20,000.00	₹ 3,600.00	₹ 23,600.00
Air conditioning	₹ 1,50,000.00	₹ 27,000.00	₹ 1,77,000.00
Storage racks	₹ 10,000.00	₹ 1,800.00	₹ 11,800.00
Table Tennis Room			
Table Tennis tables (2 units)	₹ 1,00,000.00	₹ 18,000.00	₹ 1,18,000.00
Table Tennis nets and posts	₹ 5,000.00	₹ 900.00	₹ 5,900.00
Lighting (LED)	₹ 50,000.00	₹ 9,000.00	₹ 59,000.00
Common Areas			
Storage cabinets	₹ 50,000.00	₹ 9,000.00	₹ 59,000.00
Ventilation systems	₹ 1,00,000.00	₹ 18,000.00	₹ 1,18,000.00
Safety signage	₹ 10,000.00	₹ 1,800.00	₹ 11,800.00
<b>Total</b>			<b>₹ 28,43,800.00</b>

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
	<b>Total cost (in Lakhs)</b>				<b>14.73</b>	<b>15.78</b>	<b>16.83</b>	<b>17.89</b>	<b>18.94</b>

ii) Salary & Wages (Per Annum)

Manpower for Admin and services						
Name of Position	No	Unit	Rate in INR	Salary per year	Salary per year	
Facility 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	
Cleaner	4	Month	15,000.00	12	7,20,000.00	
Sweeper	2	Month	10,000.00	12	2,40,000.00	
Total					28,80,000.00	
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. 10,00,000.00 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	Publicity & Print materials	1,85,500/-
Total		2,85,500/-

WORKING CAPITAL= I+II+III= 14,73,000 + 28,80,000 + 10,00,000.00 /- = Rs.53,53,000 .00/-



9. Proposed Means of Finance

Particulars	Amount (Rs. In Lakhs)
Promoter's Capital	194.69
Unsecured Loans	-
Term Loan form Bank/ Financial Institution	200.00
<b>Total</b>	<b>394.69</b>

#### 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 Machinery & Assets	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 Assets	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
Service for swimming pool	20000
Service for TT/Yoga/Badminton	30000
Per Annum	1,50,00,000

b. SCHEDULE OF PRODUCTION AND SALES						
RAW MATERIAL MIX AND CONSUMABLES REQUIRED						
Item	Quantity	Unit	Rate	Amount		
Consumables				10,00,000		
c. Cost of Raw Material Consumed/Annum				₹ 10,00,000.00		
Parameters		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		70%	75%	80%	85%	90%
Total production capacity per annum (in MT)		1,50,00,000	1,50,00,000	1,50,00,000	1,50,00,000	1,50,00,000
Revenue as per Capacity Utilized		10500000	11250000	12000000	12750000	13500000
d. BREAK UP PRODUCTION AS PER UTILIZED CAPACITY						
ITEMS		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		70%	75%	80%	85%	90%
Service		10500000	11250000	12000000	12750000	13500000



TOTAL PRODUCTION	10500000	11250000	12000000	12750000	13500000
<b>Sales Details</b>					
Items	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
Service	1,05,00,000	1,12,50,000	1,20,00,000	1,27,50,000	1,35,00,000
Considering GST RATE@18%	1890000	2025000	2160000	2295000	2430000
GROSS Sales Price	12390000	13275000	14160000	15045000	15930000
<b>e. COST OF PRODUCTION</b>					
Items	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	70%	75%	80%	85%	90%
Consumables	₹ 7,00,000.00	₹ 7,50,000.00	₹ 8,00,000.00	₹ 8,50,000.00	₹ 9,00,000.00
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
<b>COST OF PRODUCTION</b>	<b>4002250</b>	<b>4370625</b>	<b>4767800</b>	<b>5196655</b>	<b>5660358</b>

<b>f. PROJECTED PROFITABILITY STATEMENT</b>					
	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
<b>Capacity Utilized</b>	70%	75%	80%	85%	90%
<b>A. Sales</b>					
Gross Sales	12390000	13275000	14160000	15045000	15930000
Less: GST	1890000	2025000	2160000	2295000	2430000
<b>NET SALES</b>	<b>10500000</b>	<b>11250000</b>	<b>12000000</b>	<b>12750000</b>	<b>13500000</b>



<b>B. Cost of Production</b>					
Consumables	₹ 7,00,000.00	₹ 7,50,000.00	₹ 8,00,000.00	₹ 8,50,000.00	₹ 9,00,000.00
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
<b>Total Cost of Production (C)</b>	<b>4002250</b>	<b>4370625</b>	<b>4767800</b>	<b>5196655</b>	<b>5660358</b>
<b>g. Gross Profit (A-C)</b>	8387750	8904375	9392200	9848345	10269642
<b>Interest Expenses</b>					
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
<b>Profit before Taxation</b>	6883919.05	7486465.28	8047079.28	8586005.69	9101343.8
Provision for Taxation	2065175.715	2245939.584	2414123.784	2575801.707	2730403.14
<b>Profit After Taxation</b>	<b>4818743.335</b>	<b>5240525.696</b>	<b>5632955.496</b>	<b>6010203.983</b>	<b>6370940.66</b>

<b>h. DEBT SERVICE COVERAGE RATIO (COMPANY AS A WHOLE)</b>					
	<b>1<sup>st</sup> Year</b>	<b>2<sup>nd</sup> year</b>	<b>3<sup>rd</sup> Year</b>	<b>4<sup>th</sup> Year</b>	<b>5<sup>th</sup> Year</b>
<b>Profit After Tax</b>	4818743.335	5240525.696	5632955.496	6010203.983	6370940.66
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



<b>Total (A)</b>	<b>3274251.1</b>	<b>4678789.7</b>	<b>5338345.48</b>	<b>5997684.14</b>	<b>6669998.27</b>
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
<b>Total (A)</b>	<b>3274251.1</b>	<b>4678789.7</b>	<b>5338345.48</b>	<b>5997684.14</b>	<b>6669998.27</b>
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
<b>Total Debt Payment (B)</b>	<b>1881349.95</b>	<b>1752037</b>	<b>1752037</b>	<b>1752036</b>	<b>1752036</b>
<b>DSCR (A/B)</b>	<b>1.40</b>	<b>2.27</b>	<b>2.60</b>	<b>2.92</b>	<b>3.25</b>
<b>Cash Inflow</b>	<b>2639232.1</b>	<b>3970286.7</b>	<b>4547855.48</b>	<b>5115720.14</b>	<b>5685974.27</b>
<b>i.BREAK EVEN ANALYSIS</b>	<b>1<sup>st</sup> year</b>	<b>2<sup>nd</sup> year</b>	<b>3<sup>rd</sup> Year</b>	<b>4<sup>th</sup> Year</b>	<b>5<sup>th</sup> Year</b>
A. Net Sales	10500000	11250000	12000000	12750000	13500000
B. Variable Expenses					
Raw Materials Consumed	700000	750000	800000	850000	900000
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
	<b>1122250</b>	<b>1202625</b>	<b>1283000</b>	<b>1363375</b>	<b>1443750</b>
C. Contribution (A-B)	9377750	10047375	10717000	11386625	12056250
<b>D. Fixed Expenses</b>					
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	0.89	0.89	0.89	0.89	0.89



Projected Balance Sheet					
	1st Year	2nd Year	3rd Year	4th Year	5th Year
<b>Liabilities</b>					
Capital	43471364	43839739	44236914	44665769	45129472
Revenue Reserves	12390000	13275000	14160000	15045000	15930000
<b>Net Worth</b>	<b>55861364</b>	<b>57114739</b>	<b>58396914</b>	<b>59710769</b>	<b>61059472</b>
Term Loan	10000000	10000000	10000000	10000000	10000000
Working Capital Limit	1000000	1000000	1000000	1000000	1000000
<b>Current Liabilities</b>					
Creditors	17535895.6	17694765.6	17866307.6	18051788.8	9608790
Liability for expenses	20572119	20645603	20727590	20819064	20921124
<b>Total</b>	<b>104969378.6</b>	<b>106455107.6</b>	<b>107990811.6</b>	<b>109581621.8</b>	<b>102589386</b>
<b>Assets</b>					
<b>Fixed Assets</b>					
Gross block	20000000	23000000	27600000	34500000	44850000
Depreciation	259800	259800	259800	259800	259800
<b>Net Fixed Assets</b>	<b>19740200</b>	<b>22740200</b>	<b>27340200</b>	<b>34240200</b>	<b>44590200</b>
Non-Current asset/investments	0	0	0	0	15000000
<b>Current assets</b>					
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
<b>Total</b>	<b>31937268.1</b>	<b>39286723.7</b>	<b>45973492.48</b>	<b>53441356.14</b>	<b>79361610.27</b>

Investment	394.69	Lakhs
Cash In Flow (5 yrs)	319.37	Lakhs/year
(PAT- Depreciation- Interest)		
PAY BACK PERIOD	2	Years

## 12. Projected Employment Details

Facility Manager	1	Month
Accountant	1	Month
Data Operator	1	Month
Operator	2	Month
Security Guard	1	Month
Cleaner	4	Month
Sweeper	2	Month
Total	12	

## 13. Requirement of Statutory clearances

Item	Status
Partnership Deed/Incorporation certificate	
Registered Lease deed/Rent Agreement	
PAN	
GST Registration	
UDYAM	
Trade License	
NOC form local authority	
Any other important supporting documents etc.	