

MODEL DETAILED PROJECT REPORT

**ESTABLISHMENT OF A VOCATIONAL TRAINING INSTITUTE,
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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1. Executive Summary

The proposed project aims to establish a Vocational Training Institute (VTI) in the Northeast Region to equip local youth with the necessary skills for employment in the rapidly growing industries of the region. The VTI will provide training in various fields, including automobile technology, hospitality, IT, healthcare, construction design and carpentry. The institute will address the critical need for skilled labour in the Northeast, promoting employability and reducing unemployment.

The total project cost is estimated at ₹7 crores, which includes infrastructure development, procurement of training equipment, and operational setup. The funding will be arranged through a combination of equity investment by the promoters and term loan from a financial institution.

The institute will provide training to approximately 500 students annually, with plans to expand as its demand grows. The proposed facility will be equipped with modern training tools and classrooms, as well as computer labs and design workshops, ensuring high-quality education. The imparted training will be aligned with industry standards, making our graduates job-ready and improving their chances for employment in local and national industries.

2. Introduction

a. About the project

The proposed Vocational Training Institute (VTI) will offer both short-term and long-term skill development programs for individuals from the Northeast Region. These programs will be specifically designed to cater to the needs of the local economy and address the gap in skill sets, which is crucial for the region's industrial growth.

The VTI will be located in ABC City, a centrally positioned urban centre with high accessibility for students from nearby areas. The institute will offer specialized courses in key industries such as automotive, healthcare, IT, hospitality, carpentry and construction. The programs will be structured to ensure practical training in state-of-the-art facilities, combining classroom sessions with hands-on learning opportunities.

b. Scenario in the Northeast

The Northeast Region of India comprises diverse states with a unique socio-economic fabric. While there are opportunities in various sectors such as IT, healthcare, and hospitality, the region faces a significant skills gap in its workforce. According to National Skill Development Corporation (NSDC), over 80% of the youth in the Northeast region lack formal vocational training, leading to limited job opportunities in industrial and service sectors.

The vocational education market in the Northeast is currently underdeveloped, with fewer quality institutes offering industry-aligned courses. This opens a vast market opportunity for training institutes that can provide job-oriented courses. The government's push for Skill India and regional development programs, along with rising demand for skilled professionals in the IT, healthcare, and hospitality sectors, presents a unique chance to invest in vocational education.

c. Regional Profile

The Northeast Region is a culturally rich area with a significant young population, where the demand for formal vocational education is high but largely unmet. With states like Assam, Meghalaya, Tripura, and Nagaland contributing to a diverse economy, the workforce requires upskilling to meet the evolving needs of industries such as automobile, retail, healthcare, IT, and construction.



The population in urban centres such as ABC City has been growing steadily, and with it, the demand for professional skills. The local government supports skill development initiatives, and various industry players in the region have been expressing the need for a trained workforce in technical and service-oriented sectors. The proposed institute aims to fill this gap by providing affordable and relevant training programs.

d. Sector Overview

India's vocational training and skill development sector has seen exponential growth over the past decade. According to NSDC, the sector has grown at a rate of over 10% annually, driven by initiatives such as Skill India, PMKVY, and other state-driven schemes. However, while there is a push by the government towards increasing the skilled workforce, the Northeast Region remains underserved in terms of both the availability of training institutes and the quality of training provided.

The vocational education market in India is projected to grow at a CAGR of 15% by 2025, driven by industry demand and the government's emphasis on skill development. Specific sectors like IT, healthcare, and hospitality have seen significant growth, contributing to the high demand for skilled professionals in these fields. By setting up this Vocational Training Institute, we aim to directly contribute to bridging this skills gap while meeting the growing demand from industries in the Northeast.

3. Investor's Background

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

The project will be led by [Promoter's Name], a professional with extensive experience in the education and skill development sector. The promoter has a strong track record of successfully managing and scaling educational ventures, including training centres and vocational institutions during his/her career. The promoter's vision is to contribute to the skill development landscape in the Northeast, empowering local youth with the tools they need to secure stable employment.

3.1 Vision and Mission

Vision: To create a sustainable skill ecosystem which empowers individuals with technical expertise, fostering employment opportunities and driving regional socio-economic growth.



Mission: To bridge the skills gap in the Northeast region by providing industry-relevant and high demand vocational training programs.

3.2 Background of the Promoter

Professional Experience: The promoter has [X] years of bona fide experience in managing hospitality, retail, or entertainment-related ventures, with specific achievements in customer service, local market penetration, and executive-level team management highlighted in CV.

Educational Qualifications: S/he has a combined background in business management, hospitality and media communications.

Financial Strength:

- Promoter Contribution: ₹3 crores (including other shareholders).
- The promoter has a clean credit history, with financial discipline reflected in previous ventures.

Social Commitment: Promoter intends to employ a local workforce and collaborate with regional filmmakers, thereby contributing to Northeast region's economic and cultural landscape.

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



The proposed Vocational Training Institute (VTI) will operate as a Private Limited Company under the Companies Act, 2013. This structure ensures transparency, accountability, and scalability in operations, enabling the institute to meet both immediate training needs and future expansion plans.

The institute will be registered as [Proposed Name of Entity] Pvt. Ltd. in ABC City, located in the Northeast Region. The registration process will comply with all relevant legal, financial, and educational guidelines, ensuring that the institute operates within the regulatory framework.

4.1 Ownership and Management Structure

The institute will be promoted and run by [Promoter's Name/Organization], with extensive experience in education and skill development. Ownership will rest with the promoter and selected co-investors, with equity distributed to reflect their contributions.

The management hierarchy will ensure efficient governance and day-to-day operations. Key roles include:

1. **Managing Director:** Responsible for the overall strategic direction and financial planning of the institute.
2. **Director of Training:** Oversees faculty recruitment, and student performance.
3. **Director of Academics:** Responsible for curriculum development, and syllabus.
4. **Industry Relations Manager:** Builds partnerships with local businesses and industries for internships and job placements.
5. **Head of Finance:** Handling finance team, accounts and compliance.
6. **Head of Placements:** Handles placement of students through organising workshops.
7. **Operations Manager:** Handles daily administrative and logistical operations, ensuring smooth functioning.

4.2 Business Activities

The institute's core business activities will include:

- ❖ Offering certified vocational training programs across key industries like automobile repair, healthcare, IT, hospitality, and construction.
- ❖ Collaborating with local industries for apprenticeship opportunities, ensuring hands-on training and real-world exposure for students.
- ❖ Providing job placement services through dedicated career counselling and industry tie-ups.

4.3 Banking and Finance

The company will maintain its banking operations through *[Proposed Bank Name]*, ensuring secure and compliant financial management. Financial transactions will adhere to GST regulations and other statutory norms.

4.4 Institutional Certification

The institute will seek accreditation from recognized bodies like the **NSDC** (National Skill Development Corporation) and align its programs with the NSQF (National Skills Qualification Framework) to ensure quality and credibility.



5. Service details and Market Analysis

5.1 Service Details

The Vocational Training Institute will offer a variety of industry-oriented training programs designed to cater to the growing demand for skilled professionals in the Northeast Region. These services are structured to bridge the gap between education and employment, providing students with both theoretical knowledge and practical experience.

Core Training Programs will be as follows: -

1. Automobile Repair and Maintenance: Focus on basic and advanced vehicle repair techniques, servicing, and diagnostics.
2. Healthcare Technician Training: Includes courses for lab technicians, nursing assistants, and medical equipment operators.
3. IT and Information Systems: Covers programming, hardware troubleshooting, and software installation.
4. Hospitality Management: Training in food service, housekeeping, front desk management, and customer relations.
5. Carpentry and Civil Works: Includes masonry, carpentry, electrical work, and plumbing.

Facilities and Resources

- ❖ State-of-the-art classrooms equipped with smartboards and audiovisual aids.
- ❖ Practical labs specific to each training program, such as a fully functional workshop for automobile repair and a computer lab for IT training.
- ❖ Dedicated career counselling cells for students, helping them identify employment opportunities post-training.

5.2 Market Potential

The market potential for vocational training in the Northeast Region is immense due to the increasing demand for skilled workforce across industries.

Regional Demand

With the rise of hospitality, healthcare, IT, design and construction industries in the region, there is a growing need for job-ready professionals. According to the NSDC, over 70% of job openings in the region require vocational skills, but only 20% of the workforce has formal training.

Demographic Advantage

The Northeast Region has a young population, with over 30% in the age group of 15–30 years, as per the Census 2021 projections. These individuals represent a significant pool of potential students for vocational training.

Government Incentives

Programs like Skill India Mission and regional schemes under PM-DevINE encourage skill development, offering financial incentives to institutes like the VTI. The government's focus on boosting local employability through skill development creates a favorable ecosystem for this project.

Industry Partnerships



Local industries in the automobile, hospitality, and healthcare sectors are eager to recruit skilled workers, making these training programs highly relevant. Partnerships with these industries will provide internship opportunities and direct placements for students, ensuring the VTI becomes a trusted source of talent.

5.3 Demographic Analysis

The Northeast region is predominantly urbanized in ABC city, where the vocational training institute is to be established. Key demographics includes:-

- Age Group: 20–35 years (job-seeking age).
- Percentage: Around 30% of the state population.
- Disposable income growth has shown a 10% YoY increase, driven by urbanization and increased economic activity.
- Tribal Communities: Represent approximately 25%, with rising interest in long-term skill-based jobs.

6. Details of Location & Infrastructure

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 <div> <div>i. State Highway (in Km.)</div> <div>ii. National Highway (in Km.)</div> </div>	To be filled by applicant
7	Availability of Water	To be filled by applicant
8	Availability of Power	To be filled by applicant

6.1 Proposed Location

The Vocational Training Institute will be established in ABC City, located in the Northeast Region. This urban centre is a strategic location due to its proximity to residential areas, industrial zones, and transportation hubs. The city's growing economy and infrastructure development make it ideal for a vocational training institute catering to students from nearby areas.

6.2 Site Plan

The institute will be constructed on a 10,000 sq.ft. plot, designed to optimize space utilization while maintaining functionality and comfort for students and staff.

6.2.1 Ground Floor Layout

Training Labs: Dedicated spaces for hands-on training, such as an automobile workshop and a healthcare simulation lab. Approximate Area: 3,000 sq. ft.



Administrative Offices: This will include staff offices, a reception area, and meeting rooms. Approximate Area: 1,000 sq. ft.

Common Facilities: Restrooms, a cafeteria, and storage spaces for equipment. Approximate Area: 1,000 sq. ft.

6.2.2 First Floor Layout

Classrooms: Smart classrooms equipped with projectors and whiteboards. Approximate Area: 2,000 sq. ft.

Computer Lab: High-speed internet connection and modern computer systems. Approximate Area: 1,000 sq. ft.

Career Counselling and Placement Cell: A dedicated area for student consultations and placement activities. Approximate Area: 500 sq. ft.

Faculty Room: A space for trainers to prepare lessons and hold meetings. Approximate Area: 500 sq. ft.

6.2.3 Second Floor Layout

The second floor is specifically designed to house specialized workshops and practical training labs, offering students a hands-on learning experience for skill development in key industries.

Carpentry and Woodworking Workshop:

- ❖ Equipped with modern tools such as circular saws, sanders, planers, and hand tools.
- ❖ Focuses on furniture-making, cabinetry, and construction-related woodwork.
- ❖ Approximate Area: 1,000 sq. ft.

Industrial Product Design Lab:

- ❖ Includes 3D printers, laser cutters, and computer-aided design (CAD) workstations.
- ❖ Focuses on prototyping, design thinking, and product development for industries like manufacturing and packaging.
- ❖ Approximate Area: 750 sq. ft.

Electronics Workshop:

- ❖ Features soldering stations, multimeters, oscilloscopes, and basic circuit-building kits.
- ❖ Covers training in assembly and repair of consumer electronics and industrial equipment.
- ❖ Approximate Area: 750 sq. ft.

Computer Hardware and Networking Lab:

- ❖ Equipped with disassembled hardware units, routers, switches, and diagnostic tools.
- ❖ Offers training in computer assembly, troubleshooting, and network setup.
- ❖ Approximate Area: 1000 sq. ft.

Plumbing and Sanitation Workshop:



- ❖ Tools include pipe cutters, threading machines, and plumbing system mockups.
- ❖ Focuses on installation, maintenance, and repair of plumbing systems for residential and industrial applications.
- ❖ Approximate Area: 600 sq. ft.

Welding and Metalwork Workshop:

- ❖ Includes welding machines, safety equipment, and metal fabrication tools.
- ❖ Focuses on metal joining, cutting, and shaping techniques used in construction and industrial manufacturing.
- ❖ Approximate Area: *1,000 sq. ft.*

Tailoring and Fashion Design Lab:

- ❖ Contains sewing machines, mannequins, cutting tables, and fabric storage.
- ❖ Offers training in tailoring, pattern-making, and garment design.
- ❖ Approximate Area: 800 sq. ft.

Accessibility and Facilities on the Second Floor

- ❖ Dual staircases with fire exit access.
- ❖ One elevator to ensure accessibility for specially-abled individuals and ease of transporting equipment.
- ❖ Fire safety equipment, including extinguishers and sprinklers, installed in each workshop.
- ❖ Ventilation systems to ensure air quality in workshops like welding and carpentry.
- ❖ Separate washrooms for students and staff, and a small lounge for breaks between training sessions.

6.3 Water and Sanitation

Water and sanitation requirements are also integral to the project. The daily water requirement is projected at 10,000 litres, covering cleaning, restrooms, and food court operations. Washrooms will be constructed to serve all genders and include facilities for differently abled patrons, aligning with accessibility standards. Additionally, advanced fire safety systems, including smoke detectors, sprinklers, and emergency exits, will be integrated into the design to comply with regulatory norms.

- Water Requirement: 10,000 litres/day for cleaning, restrooms, and classroom operations
- Sanitation: Separate restrooms for men, women, and differently abled patrons. with regular maintenance schedules to ensure cleanliness.

7. Detailed Construction Plan

The construction and infrastructure plan for the Vocational Training Institute (VTI) has been meticulously designed to align with its functional and academic needs. The facility will incorporate modern construction techniques, safety features, and eco-friendly practices while ensuring a student-centric learning environment.



7.1 Civil Construction Requirements

7.1.1 Structural Layout

The VTI will be a 3-story structure with a total built-up area of 14,000 sq. ft. spread across the ground, first, and second floors. The building will feature a modern architectural design optimized for educational purposes and scalability.

1. Foundation and Structural Stability*:
 - The foundation will be designed using reinforced concrete to support the load of specialized equipment and workshops.
 - Earthquake-resistant construction methods will be implemented to adhere to the seismic regulations for the Northeast Region.
2. Wall and Roof Construction:
 - Soundproof internal walls for classrooms and labs to minimize disturbances.
 - Weatherproof roofing with provisions for solar panels as part of future sustainability initiatives.
3. Flooring and Finishes:
 - Non-slip flooring in common areas, classrooms, and staircases.
 - Industrial-grade flooring in workshops to withstand heavy machinery and equipment.
4. Emergency Exits and Staircases:
 - Two dedicated fire exits on either side of the building.
 - Wide staircases and designated pathways for efficient evacuation in case of emergencies.
5. Ventilation and Natural Lighting:
 - Large windows and ventilation systems in classrooms and labs to ensure air circulation.
 - Skylights on the second floor for natural lighting in workshops.

7.1. Electrical Power and Backup Systems

1. Power Supply:
 - The institute will require a total power load of *120 KW* to operate classrooms, labs, workshops, and common facilities.
 - Separate power lines for high-load workshops such as welding, carpentry, and electronics.
2. Backup Power:
 - Two diesel-powered generators with a combined capacity of *150 KW* to ensure uninterrupted operations during power outages.
3. Energy Efficiency Measures:
 - LED lighting fixtures to reduce energy consumption.
 - Smart electrical systems with automated shutdown features for non-operational areas.



7.3 Water and Sanitation Facilities

1. Water Requirements:

- Total daily water usage: 8,000 liters, including drinking, cleaning, and workshop-specific needs.
- Workshops such as plumbing and carpentry will have dedicated water outlets for practical sessions.

2. Sanitation Facilities:

- Separate restrooms for students and staff on each floor, designed to accommodate a high footfall.
- Accessible restrooms for specially-abled individuals on the ground and first floors.

3. Wastewater Management:

- A sewage treatment plant (STP) will be installed to ensure environmentally safe disposal of wastewater.

7.4 Safety and Fire Prevention Measures

1. Fire Safety Equipment:

- Fire extinguishers, smoke detectors, and sprinklers installed in all classrooms, labs, and workshops.
- Dedicated fire exits with illuminated signage for easy navigation during emergencies.

2. First Aid and Medical Support:

- Fully stocked first aid kits in all labs and common areas.
- A dedicated room for basic medical assistance, staffed by a trained nurse.

3. Compliance with Safety Standards:

- Adherence to building codes and safety norms as per the National Building Code (NBC) of India.

7.5 Accessibility and Transport Facilities

1. *Transport Access*:

- The institute will be located near public transportation hubs, making it easily accessible for students from nearby towns and villages.

2. *Parking Facilities*:

- Parking space for up to *30 vehicles*, including bicycles and motorcycles.

3. *Elevator Installation*:

- An elevator will connect all floors, ensuring accessibility for specially-abled students and the transport of heavy equipment.



8. Cost of the Project

The cost of establishing the Vocational Training Institute (VTI) has been estimated based on the scope of the project, infrastructure requirements, and operational needs. This detailed breakdown ensures transparency and comprehensive coverage of all cost elements, categorized under major heads.

8.1 Land Development*

Since the project is assumed to be established on a leased or purchased plot, land development costs include preparatory work to make the site construction-ready:

1. *Land Survey and Soil Testing*:
 - Ensures the site is suitable for structural stability.
 - Estimated Cost: ₹5 lakhs.
2. *Levelling and Excavation*:
 - Prepares the ground for foundation laying.
 - Estimated Cost: ₹10 lakhs.
3. *Access Road and Pathways*:
 - Construction of entry/exit pathways for ease of transportation.
 - Estimated Cost: ₹10 lakhs.
4. *Fencing and Site Security*:
 - Installation of boundary walls and temporary site enclosures during construction.
 - Estimated Cost: ₹15 lakhs.

Total Land Development Cost: ₹40 lakhs.

8.2 Civil Construction*

The civil construction costs cover the complete structural development of the institute, including the building framework, interiors, and finishing.

1. *Foundation and Structural Work*:
 - Reinforced concrete foundation and load-bearing framework.
 - Estimated Cost: ₹50 lakhs.
2. *Walls, Roofing, and Flooring*:
 - Construction of internal and external walls with soundproofing and weatherproofing.
 - Industrial-grade flooring for workshops and non-slip tiles for common areas.
 - Estimated Cost: ₹60 lakhs.
3. *Emergency Exits and Safety Measures*:
 - Fire exits, staircases, and compliance with seismic regulations.
 - Estimated Cost: ₹10 lakhs.

Total Civil Construction Cost: ₹1.2 crores.



8.3 Interiors and Furnishings*

To ensure a conducive learning environment, modern and functional interiors will be installed across classrooms, labs, and common spaces.

1. *Classroom Setup*:

- Smartboards, projectors, desks, and chairs for 6 classrooms.
- Estimated Cost: ₹20 lakhs.

2. *Workshop Furnishings*:

- Benches, tool storage units, and safety installations for specialized workshops.
- Estimated Cost: ₹25 lakhs.

3. *Administrative Offices and Common Areas*:

- Furniture for offices, reception, and waiting areas.
- Estimated Cost: ₹15 lakhs.

Total Interiors and Furnishings Cost: ₹60 lakhs.

8.4 Training Equipment*

Each program requires industry-relevant tools and equipment to deliver practical training.

1. *Automobile Workshop*:

- Includes diagnostic tools, lifts, and spare parts.
- Estimated Cost: ₹20 lakhs.

2. *Electronics Workshop*:

- Soldering stations, multimeters, and basic circuit kits.
- Estimated Cost: ₹10 lakhs.

3. *Carpentry Workshop*:

- Power saws, sanding machines, and hand tools.
- Estimated Cost: ₹10 lakhs.

4. *IT and Networking Lab*:

- Computers, routers, and networking tools.
- Estimated Cost: ₹20 lakhs.

5. *Multi-Purpose Equipment*:

- Tools for emerging programs like renewable energy or robotics.
- Estimated Cost: ₹10 lakhs.

Total Training Equipment Cost: ₹70 lakhs.



8.5 Electrical, HVAC, and Backup Systems*

1. *Electrical Installation*:

- Wiring, power distribution, and lighting for the entire facility.
- Estimated Cost: ₹15 lakhs.

2. *HVAC Systems*:

- Centralized air conditioning and ventilation units.
- Estimated Cost: ₹20 lakhs.

3. *Backup Generators*:

- Two diesel-powered generators for uninterrupted operations.
- Estimated Cost: ₹15 lakhs.

***Total Electrical, HVAC, and Backup Systems Cost*: ₹50 lakhs.**

8.6 Pre-Operative Expenses*

Pre-operative costs ensure the institute's readiness before operations begin.

1. *Market Research and Feasibility Study*:

- Conducted to refine the project's implementation strategy.
- Estimated Cost: ₹5 lakhs.

2. *Legal and Licensing Fees*:

- Compliance with local and national regulations for educational institutes.
- Estimated Cost: ₹10 lakhs.

3. *Promotional Activities*:

- Marketing campaigns to attract students during the launch phase.
- Estimated Cost: ₹10 lakhs.

4. *Recruitment and Training of Staff*:

- Hiring and onboarding faculty and administrative staff.
- Estimated Cost: ₹10 lakhs.

***Total Pre-Operative Expenses*: ₹35 lakhs.**



8.7 Working Capital*

To ensure smooth operations during the initial months, a working capital reserve is allocated.

1. *Salaries and Wages*:

- Payments to faculty, administrative staff, and support personnel.
- Monthly Cost: ₹5 lakhs.

2. *Utility Bills*:

- Electricity, water, and internet costs.
- Monthly Cost: ₹2 lakhs.

3. *Consumables for Workshops*:

- Raw materials such as wood, metal, and electronic components.
- Monthly Cost: ₹3 lakhs.

Total Estimated Working Capital for Initial 5 Months: ₹200 lakhs.

Consolidated Cost of the Project

Particular Component	Overhead (In INR)
Land Development	40,00,000.00
Civil Construction	1,20,00,000.00
Interiors and Furnishings	60,00,000.00
Training Equipment	70,00,000.00
Electrical Installation	50,00,000.00
Miscellaneous Equipment	35,00,000.00
Food Court & Stall Amenities	30,00,000.00
Preoperative Expenses	35,00,000.00
Working Capital (5 months)	2,00,00,000.00
Contingency Fund	50,00,000.00
Total Project Cost	7,00,00,000.00



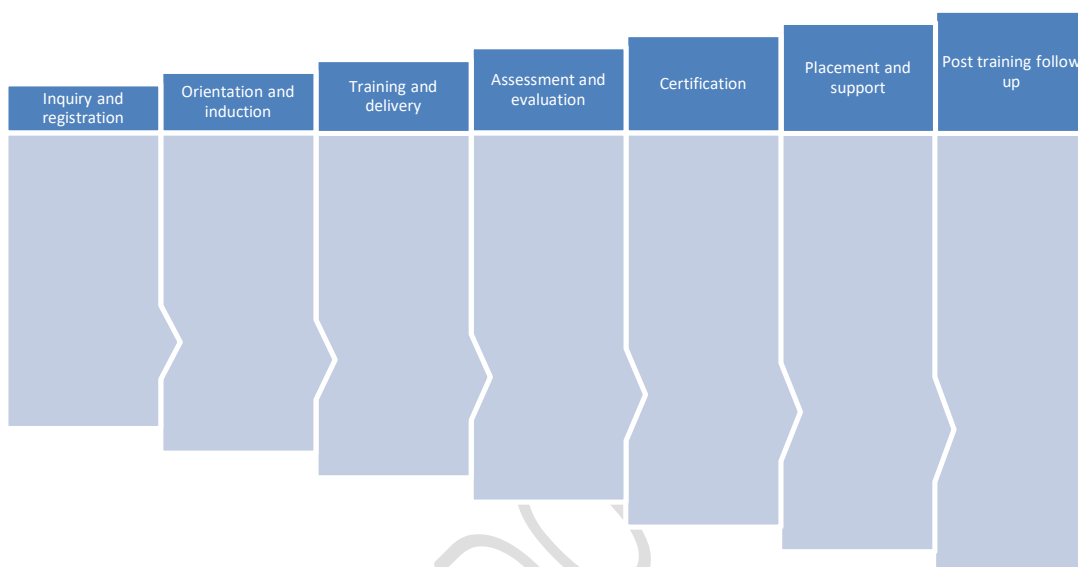
Details of Purchased Items

Sl. No.	Particulars	Qty.	Rate (INR)	GST (18%)	Amount (INR)
1	Projection Systems (Standard)	2	1500000	540000	3540000
2	Projection Systems (Imax+3D)	1	2500000	450000	2950000
3	Dolby Sound Systems	3	1000000	540000	3540000
4	HVAC Systems	3	500000	270000	1770000
5	Diesel Generators	2	400000	144000	944000
6	Cooking infrastructure	10	150000	270000	1770000
7	Durable items	20	50000	180000	1180000
8	Furniture for Food Court	50	20000	180000	1180000
9	Cleaning items & equipment	20	10000	36000	236000
10	Total cost of purchases		₹ 14,500,000	₹ 2,610,000	₹ 17,110,000



9. Process Flow of Service

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



10. Proposed Means of Finance

Particulars	Amount (in INR Lakhs)	Percentage
Promoter's Contribution	175.00	25.00 %
Equity through Shareholders	175.00	25.00 %
Term Loan form Banks/Financial Institutions	350.00	50.00 %
Total cost of Project	INR 700.00 Lakhs	100.0

11. Implementation Schedule with time chart

Activities	Starting Month	Ending Month
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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

12. Projected Financial Analysis

a. Profitability Statement

Income and Expenditure Statement

[illegible]



Water Charges	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00
Repairs & Maintenance	₹ 54,915.00	₹ 62,237.00	₹ 69,559.00	₹ 60,040.40	₹ 87,864.00	₹ 95,186.00	₹ 102,508.00	₹ 109,830.00	₹ 117,152.00	₹ 124,474.00
Insurance Expenses	₹ 68,643.75	₹ 77,796.25	₹ 86,948.75	₹ 75,050.50	₹ 109,830.00	₹ 118,982.50	₹ 128,135.00	₹ 137,287.50	₹ 146,440.00	₹ 155,592.50
Depreciation on Fixed Assets	₹ 4,866,500.00	₹ 4,251,525.00	₹ 3,717,296.25	₹ 3,252,851.81	₹ 2,848,759.04	₹ 2,496,896.68	₹ 2,190,268.53	₹ 1,922,843.97	₹ 1,689,421.52	₹ 1,485,512.02
Preliminary Expenses Written off	₹ 700,000.00	₹ 700,000.00	₹ 700,000.00	₹ 700,000.00	₹ 700,000.00	-	-	-	-	-
Miscellaneous Expenses	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00
Total Expenses (B)	₹ 5,690,058.75	₹ 5,091,558.25	₹ 4,573,804.00	₹ 4,087,942.71	₹ 3,746,453.04	₹ 2,711,065.18	₹ 2,420,911.53	₹ 2,169,961.47	₹ 1,953,013.52	₹ 1,765,578.52
Profit before interest and tax (A) - (B) = C	₹ 5,690,058.75	₹ 10,781,617.00	₹ 4,573,804.00	₹ 4,087,942.71	₹ 3,746,453.04	₹ 2,711,065.18	₹ 2,420,911.53	₹ 2,169,961.47	₹ 1,953,013.52	₹ 1,765,578.52
Working Capital (25% of income)	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00
Working Capital Margin	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00
Working Capital Loan	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00
Interest on Working Capital loan @ 12% (D)	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00
Profit before tax (G)	₹ 5,690,058.75	₹ 16,471,675.75	₹ 4,573,804.00	₹ 4,087,942.71	₹ 3,746,453.04	₹ 2,711,065.18	₹ 2,420,911.53	₹ 2,169,961.47	₹ 1,953,013.52	₹ 1,765,578.52
Less: - Tax @ 26%	-	4,282,635.70	1,189,189.04	1,062,865.11	974,077.79	704,876.95	629,437.00	564,189.98	507,783.51	459,050.41
Profit after tax (H)	₹ 5,690,058.75	₹ 12,189,040.06	₹ 3,384,614.96	₹ 3,025,077.61	₹ 2,772,375.25	₹ 2,006,188.24	₹ 1,791,474.53	₹ 1,605,771.49	₹ 1,445,230.00	₹ 1,306,528.10
Add:- Depreciation	₹ 4,866,500.00	₹ 4,251,525.00	₹ 3,717,296.25	₹ 3,252,851.81	₹ 2,848,759.04	₹ 2,496,896.68	₹ 2,190,268.53	₹ 1,922,843.97	₹ 1,689,421.52	₹ 1,485,512.02
Cash Inflows after tax	₹ 823,5	₹ 7,937,	₹ 332,68	₹ 227,77	₹ 76,383	₹ 490,7	₹ 398,79	₹ 317,07	₹ 244,1	₹ 178,9



	58.75	515.06	1.29	4.21	.79	08.45	4.00	2.48	91.51	83.91
Cumulative Net Cash Inflows after tax	-₹ 823,5 58.75	-₹ 8,761, 073.81	-₹ 8,428, 392.52	-₹ 8,200,6 18.31	-₹ 8,124, 234.52	-₹ 7,633, 526.0 7	-₹ 7,234, 732.07	-₹ 6,917, 659.59	-₹ 6,673, 468.0 8	-₹ 6,494 ,484. 16
Pay Back Period	0.00									

b. Balance Sheet

Calculation of Balance Sheet

[illegible]



exp. not written off	2,800,000.00	2,800,000.00	2,800,000.00	2,800,000.00	2,800,000.00					
Total Assets	129,167,058.75	130,639,431.31	135,140,978.77	139,677,649.00	144,305,357.98	146,366,511.89	151,274,346.04	161,224,698.12	161,213,929.06	161,238,854.65
Current Liabilities:										
Creditors for expenses	474,171.56	424,296.52	381,150.33	340,661.89	312,204.42	225,922.10	201,742.63	180,830.12	162,751.13	147,131.54
Working Capital Loan	-	-	-	-	-	-	-	-	-	-
Term loan										
Fixed Liabilities*:										
1.Sharholders contribution	17,500,000.00	17,500,000.00	17,500,000.00	17,500,000.00	17,500,000.00	17,500,000.00	17,500,000.00	17,500,000.00	17,500,000.00	17,500,000.00
2. Unsecured Loan	17,500,000.00	17,500,000.00	17,500,000.00	17,500,000.00	17,500,000.00	17,500,000.00	17,500,000.00	17,500,000.00	17,500,000.00	17,500,000.00
3. Grant in Aid	-	-	-	-	-	-	-	-	-	-
4.TL from bank	35,000,000.00	30,000,000.00	25,000,000.00	20,000,000.00	15,000,000.00	10,000,000.00	5,000,000.00	(0.00)	-	-
Reserves and surpluses	(5,690,058.75)	(17,879,098.81)	(21,263,713.77)	(24,288,791.37)	(27,061,166.62)	(29,067,354.86)	(30,858,829.39)	(32,464,600.88)	(33,909,830.88)	(35,216,358.98)
Total Liabilities	64,784,112.81	47,545,197.72	39,117,436.57	31,051,870.52	23,251,037.80	16,158,567.24	9,342,913.24	2,716,229.24	1,252,920.25	(69,227.44)

13. Projected Employment Details



Managing Director	1	Month
Head of Finance	1	Month
Trainer	5	Month
Data Operator	1	Month
Accountant	1	Month
Security Guard	1	Month
Cleaner	2	Month
Total	12	

14. Statutory Clearances Required

Item	Status
Business Entity Deed	To be filled by applicant
Lease deed registration	To be filled by applicant
PAN	To be filled by applicant
GST Registration	To be filled by applicant
UDYAM	To be filled by applicant
Trade License	To be filled by applicant
FSSAI Registration	To be filled by applicant
Pollution Control Board	To be filled by applicant
Electricity and Power	To be filled by applicant
Fire and Safety	To be filled by applicant
Water and Sanitation	To be filled by applicant

15. Conclusion of Project Report

As per this detailed project report, here is list of benefits claimed under UNNATI 2024:

- Capital Investment Incentive (CII): 50% of capital assets in Zone B, up to INR 7.5 Crores.
Eligible Incentive for this unit: INR 5.25 Crores.
- Capital Interest Subvention (CIS): 5% interest subvention for loans up to 7 years.
Estimated Savings for this unit: INR 75 Lakhs.
- Manufacturing & Services Linked Incentive (MSLI): 100% Net GST reimbursement for 10 years.
Estimated Annual Benefits for this unit: INR 4 Crores.