

Business Ideas and Investment Opportunities in

Cold Storage

Plant

“Scope in Refrigerated Storage
and Warehousing Industry”



Perishable food items and other perishables are cooled, frozen, and preserved in this installation. A large cold-storage facility with truck and railroad platforms, compressor and condenser rooms for a refrigerating system, a cooling tower, reservoirs and a pumping station for a circulating water source, administration and residential buildings, and other buildings and facilities make up an independent company.





A cold storage facility is a commercial facility that stores perishable goods such as fruits, vegetables, meat, and fish for longer periods of time under regulated conditions. Cold storages can be divided into three groups based on their storage conditions:

- I) Temporary or short-term storage**
- II) Frozen storage, and**
- III) Long-term storage**





The commodity is cooled and held at a temperature that is slightly above the freezing point for both short and long term storage. The storage temperature varies depending on the commodity, but it generally ranges from - 2°C to 16°C. Short-term or temporary storage is generally associated with retail establishments like supermarkets, where rapid product turnover is expected.





The storage period can range from 1 to 15 days, depending on the product. Large-scale cold storage facilities are also associated with long-term storage. The amount of time a product is stored in cold storage is determined by the type of product and its condition when it is brought in. For sensitive products like ripe tomatoes, this period may be as short as 7 to 10 days, or as long as 6 to 8 months for products like onions and potatoes.





Many food items can be frozen and preserved for much longer periods of time, often as long as a few years. Certain fresh items, such as tomatoes, cannot be frozen for long periods of time. Frozen foods are normally stored at temperatures ranging from -23°C to -12°C , with -18°C being the most common storage temperature.



These units provide a range of advantages, and they can be used for both personal and business purposes.

Temperature Control: The temperature in the cold room is fully adjustable, and it is controlled and maintained to prevent products from rotting or dehumidifying. A temperature controller and monitoring system are mounted in cold storage.





Saving Money on Cooling Costs: A lot of money is spent on the dominant of temperature, but if you install cold storage panels, you can reduce all of those costs. Customizability is one of the most basic features of cold storage tables.

Freeing up Space: They're also fantastic at eliminating waste and extending the time it takes to market these foods. Cold storage also aids in the preservation of items. Refrigeration is used to operate cold storages.





When your company begins to expand, you'll need a cold storage facility. A larger company has more advantages, such as a larger customer base. Warehouse storage should be viewed as a tool that will assist you in continuing to develop and expand your business. Medicines, chemicals, and film are among the temperature-sensitive products that require cold storage. A reefer is a more cost-effective choice than constructing a cold storage facility from the ground up.



There are two common refrigerants on the market right now. The first is Freon, and the second is Ammonia. Compressors for ammonia and Freon are made in the United States. Ammonia refrigerant is less costly, more readily available, and has a high latent heat of evaporation, but it has some drawbacks, such as being extremely toxic.





When combined with oil that contains a high percentage of fuel, it creates an explosive mixture. Insulation must be used to distinguish rooms with varying temperatures, and moisture must be avoided. Whenever practicable, one layer of vapor-proof foam glass should be used against the exterior wall.





The following considerations should be made when installing the insulation:

- The surface to be insulated must be fully moisture proof and fairly even, with no lumps or whole plaster on the walls. Before the surface is insulated, the ceiling must be cured.**
- Take care to ensure that moisture from the outside does not reach the wall, ceiling, or floor.**
- Both sides of the partition wall between two chambers should be insulated.**



Fruits and vegetables that will be stored in the refrigerator are sorted and the poor ones are discarded. The sorted material is stored in cold storage chambers, preferably in wooden/plastic carton boxes. Depending on the product held in the shop, the temperature and humidity must be controlled.





The only commonly used approach for bulk handling of perishables between manufacturing and marketing processing is cold storage. It is one of the methods for keeping perishable goods fresh and wholesome for longer periods of time by monitoring temperature and humidity within the storage system.



Food and perishable products are stored in cold storage for cooling and freezing. These are used in buildings and grocery stores to keep foods fresh for longer periods of time and prevent them from spoiling. This company offers a range of services for manufacturing, packaging, and shipping goods in refrigerated couriers to any location. This type of storage is used in public, private, and semi-private wars.





The global cold storage market was worth USD 94.02 billion in 2018 and is expected to develop at a CAGR of 12.2 percent over the next five years. The strict regulations regulating the manufacture and delivery of temperature-sensitive goods have benefited the industry significantly. Because of the rising integrated retail sectors in emerging economies, the industry is primed for unprecedented growth over the forecast period.





An increasing need for temperature regulation to avoid possible health hazards is one of the major drivers of the cold storage industry. Increased government funding for infrastructure construction to minimize post-harvest and processed food waste is generating opportunities for the cold storage sector to expand over the forecast period. The market is likely to highlight untapped market opportunities as well as rising user awareness.



In India, the overall cold storage market is projected to expand at a CAGR of 15% over the next five years. In India, the chilled transportation industry, which is the largest contributor to the cold storage market, is expected to rise at a CAGR of 17% over the next five years. India's cold storage market for meat and fish has the highest revenue share of the entire cold storage market.





The rise of foreign trade as a result of trade liberalization has fueled the global cold storage industry. Trade liberalization, advances in transportation infrastructure and communication technology, and the rise of multinational corporations in the food retail sector have all led to increased globalization. It has boosted international trade in perishable foods like dairy and frozen desserts, fruits and vegetables, meat, fish, and seafood, as well as bakery and confectionery products.



Via various tax exemptions and subsidies, the government has established a range of schemes to promote cold storage and warehousing in India. The Indian government has taken a number of steps to improve and develop the country's cold storage and warehousing industry.





This has been accomplished through the introduction of a number of carefully crafted schemes aimed at assisting this industry with all of the requirements necessary for its continued growth, ease of doing business, attracting foreign investors, and thereby expanding its market share in the economy. Several tax breaks and incentives have been given to ensure that this sector expands at the same pace as the rest of the economy.



The National Horticulture Board (NHB), National Horticulture Mission (NHM), Agricultural and Processed Food Products Export Development Authority (APEDA), and Ministry of Food Processing Industry are among the organizations that have earned exemptions and benefits (MoFPI),





The Mission for Integrated Growth of Horticulture (MIDH) works alongside the Department of Agriculture and Cooperation to expand and improve the cold storage industry in India with their full and complete cooperation. Thus, the primary goal of these cold storage schemes is to provide an integrated cold chain and preservation infrastructure facility free of any breaks from the farm gate to the final user.





Ministry of Food Processing Industry (MoFPI):

This scheme offers financial assistance in the form of grant-in-aid to industry players for technical civil works and all qualifying plant and machinery up to a limit of Rs. 10 crore per project.





Mission for Integrated Development of Horticulture (MIDH):

Multi-chamber cold storage units with energy-efficient technology, as well as provisions for thermal insulation, humidity control, advanced cooling systems, automation, and other features, are eligible for any assistance needed for the establishment of new cold storage infrastructures. According to the ministry's guidelines, which contains requirements and standards.





At the same time, under the NHM or Horticulture Mission for the North-Eastern States and the Himalayan States (HMNEH) sub-schemes, cold storages consisting of long-term storage and distribution hubs with a capacity of up to 5000 MT have been provided for and promoted.



National Horticulture Board (NHB):

Any establishment of cold storage units with a capacity of more than 5000 MT but less than 10000 MT, as well as their modernization processes, are eligible to receive capital investment subsidies under the NHB scheme for the development, extension, and modernization of their cold storage for horticulture products.



This is a sub-scheme of the MIDH as well. Furthermore, this is an open-ended credit-linked scheme with a scale of assistance of 40% of the total project capital cost but restricted to Rs. 30 lakhs per project in General Areas, and 50% limited to Rs 37.50 lakhs per project in North-Eastern, Hilly, and Scheduled Areas of the country.





National Horticulture Mission (NHM):

Both cold storage units that fall under the category of long-term storage and distribution hubs with a capacity of up to 5000 MT are eligible for assistance under the NHM/HMNEH open-ended scheme, which is a sub scheme of MIDH. As provided under the operational guidelines under the MIDH programme, such assistance is provided as a subsidy to credit related projects...





...at 35 percent of the capital cost of the project in General Areas and 50 percent in North-Eastern, Hilly, and Scheduled Areas.

Small Farmer Agri-Business Consortium (SFAC)

Assistance:

Any cold storage unit that is part of an integrated value chain project is eligible for subsidies as long as the cold storage portion does not account for more than 75% of the total financial outlay (TFO) of the project.



According to the Integrated Scheme for Agricultural Marketing (ISAM) and the operational guidelines given under the same, the scale of assistance as subsidy to all such projects is set at 25% of the capital cost with a maximum ceiling of Rs.2.25 crores in General Areas and 33.33 percent with a ceiling of Rs.4 crores in North-Eastern states, Hilly and Scheduled Areas.



The government has encouraged the establishment of post-harvest infrastructure in order to increase and double the income produced by farmers, as well as to reduce any post-harvest losses.



Key Players

- **Adani Agri Fresh Ltd.**
- **Harshna Ice & Cold Storage Pvt. Ltd.**
- **Crystal Logistics Cool Chain Ltd.**
- **Gubba Cold Storage Pvt. Ltd.**
- **Samagra Agribusiness Services Pvt. Ltd.**



Machinery Photographs

Pedestrian Impact Door Pedestrian Door



Fast Fold Door



Rollup Door



Bump Door



Impact Door



Project at a Glance

COST OF PROJECT				MEANS OF FINANCE			
Particulars	Existing	Proposed	Total	Particulars	Existing	Proposed	Total
Land & Site Development Exp.	0.00	40.00	40.00	Capital	0.00	128.65	128.65
Buildings	0.00	197.50	197.50	Share Premium	0.00	0.00	0.00
Plant & Machineries	0.00	179.91	179.91	Other Type Share Capital	0.00	0.00	0.00
Motor Vehicles	0.00	12.00	12.00	Reserves & Surplus	0.00	0.00	0.00
Office Automation Equipments	0.00	33.50	33.50	Cash Subsidy	0.00	0.00	0.00
Technical Knowhow Fees & Exp.	0.00	15.00	15.00	Internal Cash Accruals	0.00	0.00	0.00
Franchise & Other Deposits	0.00	0.00	0.00	Long/Medium Term Borrowings	0.00	385.95	385.95
Preliminary & Pre-operative Exp	0.00	5.00	5.00	Debentures / Bonds	0.00	0.00	0.00
Provision for Contingencies	0.00	17.00	17.00	Unsecured Loans/Deposits	0.00	0.00	0.00
Margin Money - Working Capital	0.00	14.69	14.69				
TOTAL	0.00	514.60	514.60	TOTAL	0.00	514.60	514.60

Project at a Glance

Year	Annualised		Book Value	Debt	Dividend	Retained Earnings		Payout	Probable Market Price	P/E Ratio	Yield Price/Book Value
	EPS	CEPS	Per Share		Per Share	Per Share				No.of Times	
	`	`	`	`	`	%	`	%	`		%
1-2	3.93	8.30	13.93	24.00	0.00	100.00	3.93	0.00	3.93	1.00	0.00
2-3	6.41	10.23	20.35	18.00	0.00	100.00	6.41	0.00	6.41	1.00	0.00
3-4	8.88	12.22	29.23	12.00	0.00	100.00	8.88	0.00	8.88	1.00	0.00
4-5	11.31	14.24	40.54	6.00	0.00	100.00	11.31	0.00	11.31	1.00	0.00
5-6	13.69	16.26	54.23	0.00	0.00	100.00	13.69	0.00	13.69	1.00	0.00

Project at a Glance

Year	D. S. C. R.			Debt/ - Deposits Debt	Equity as- Equity	Total Net Worth	Retur n on Net Worth	Profitability Ratio					Assets Turnov er Ratio	Curre nt Ratio
	Individ ual	Cumulat ive	Overa ll					GPM	PBT	PAT	Net Contri bution	P/V Ratio		
	(Number of times)			(Number of times)	%	%	%	%	%	%	%			
Initial				3.00	3.00									
1-2	1.26	1.26		1.72	1.72	1.83		35.07 %	19.03%	14.06 %	350.66 %	97.40 %	0.73	0.66
2-3	1.52	1.39		0.88	0.88	0.97		41.85 %	29.42%	19.65 %	409.08 %	97.40 %	0.83	1.22
3-4	1.82	1.52	1.83	0.41	0.41	0.48		46.60 %	36.85%	23.80 %	467.52 %	97.40 %	0.88	2.00
4-5	2.18	1.67		0.15	0.15	0.20		50.00 %	42.31%	26.94 %	525.96 %	97.40 %	0.88	3.00
5-6	2.61	1.83		0.00	0.00	0.04		52.47 %	46.39%	29.35 %	584.40 %	97.40 %	0.83	15.36

BEP

BEP - Maximum Utilisation Year	5
Cash BEP (% of Installed Capacity)	46.70%
Total BEP (% of Installed Capacity)	52.37%

IRR, PAYBACK and FACR

Internal Rate of Return .. (In %age)	20.32%
Payback Period of the Project is (In Years)	2 Years 4 Months
Fixed Assets Coverage Ratio (No. of times)	2.075

Major Queries/Questions Answered in the Report?

1. What is Cold Storage ?
2. How has the Cold Storage performed so far and how will it perform in the coming years ?
3. What is the Project Feasibility of Cold Storage Plant ?
4. What are the requirements of Working Capital for setting up Cold Storage plant ?



5. What is the structure of the Cold Storage Business and who are the key/major players ?
6. What is the total project cost for setting up Cold Storage Business?
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8. What are the machinery and equipment requirements for setting up Cold Storage plant ?



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Reasons for Buying our Report:

- This report helps you to identify a profitable project for investing or diversifying into by throwing light to crucial areas like industry size, market potential of the product and reasons for investing in the product
- This report provides vital information on the product like it's characteristics and segmentation
- This report helps you market and place the product correctly by identifying the target customer group of the product



- This report helps you understand the viability of the project by disclosing details like machinery required, project costs and snapshot of other project financials
- The report provides a glimpse of government regulations applicable on the industry
- The report provides forecasts of key parameters which helps to anticipate the industry performance and make sound business decisions



Our Approach:

- Our research reports broadly cover Indian markets, present analysis, outlook and forecast for a period of five years.
- The market forecasts are developed on the basis of secondary research and are cross-validated through interactions with the industry players
- We use reliable sources of information and databases. And information from such sources is processed by us and included in the report



Scope of the Report

The report titled “Market Survey cum Detailed Techno Economic Feasibility Report on Cold Storage.” provides an insight into Cold Storage market in India with focus on uses and applications, Manufacturing Process, Process Flow Sheets, Plant Layout and Project Financials of Cold Storage project. The report assesses the market sizing and growth of the Indian Cold Storage Industry. While expanding a current business or while venturing into new business, entrepreneurs are often faced with the dilemma of zeroing in on a suitable product/line. And before diversifying/venturing into any product, they wish to study the following aspects of the identified product:



- **Good Present/Future Demand**
- **Export-Import Market Potential**
- **Raw Material & Manpower Availability**
- **Project Costs and Payback Period**

We at NPCS, through our reliable expertise in the project consultancy and market research field, have demystified the situation by putting forward the emerging business opportunity in the Cold Storage sector in India along with its business prospects. Through this report we have identified Cold Storage project as a lucrative investment avenue.



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NPCS is manned by engineers, planners, specialists, financial experts, economic analysts and design specialists with extensive experience in the related industries.

Our Market Survey cum Detailed Techno Economic Feasibility Report provides an insight of market in India. The report assesses the market sizing and growth of the Industry. While expanding a current business or while venturing into new business, entrepreneurs are often faced with the dilemma of zeroing in on a suitable product/line.



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- **Raw Material & Manpower Availability**
- **Project Costs and Payback Period**

The detailed project report covers all aspect of business, from analyzing the market, confirming availability of various necessities such as Manufacturing Plant, Detailed Project Report, Profile, Business Plan, Industry Trends, Market Research, Survey, Manufacturing Process, Machinery, Raw Materials, Feasibility Study, Investment Opportunities, Cost and Revenue, Plant Economics, Production Schedule,

Working Capital Requirement, uses and applications, Plant Layout, Project Financials, Process Flow Sheet, Cost of Project, Projected Balance Sheets, Profitability Ratios, Break Even Analysis. The DPR (Detailed Project Report) is formulated by highly accomplished and experienced consultants and the market research and analysis are supported by a panel of experts and digitalized data bank.

We at NPCS, through our reliable expertise in the project consultancy and market research field, have demystified the situation by putting forward the emerging business opportunity in India along with its business prospects.....[Read more](#)



Contact us

NIIR PROJECT CONSULTANCY SERVICES

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<https://goo.gl/VstWkd>

NIIR PROJECT CONSULTANCY SERVICES

AN ISO 9001: 2015 CERTIFIED COMPANY



Who are we?

- *One of the leading reliable names in industrial world for providing the most comprehensive technical consulting services*
- *We adopt a systematic approach to provide the strong fundamental support needed for the effective delivery of services to our Clients' in India & abroad*



We at NPCS want to grow with you by providing solutions scale to suit your new operations and help you reduce risk and give a high return on application investments. We have successfully achieved top-notch quality standards with a high level of customer appreciation resulting in long lasting relation and large amount of referral work through technological breakthrough and innovative concepts. A large number of our Indian, Overseas and NRI Clients have appreciated our expertise for excellence which speaks volumes about our commitment and dedication to every client's success.

We bring deep, functional expertise, but are known for our holistic perspective: we capture value across boundaries and between the silos of any organization. We have proven a multiplier effect from optimizing the sum of the parts, not just the individual pieces. We actively encourage a culture of innovation, which facilitates the development of new technologies and ensures a high quality product.



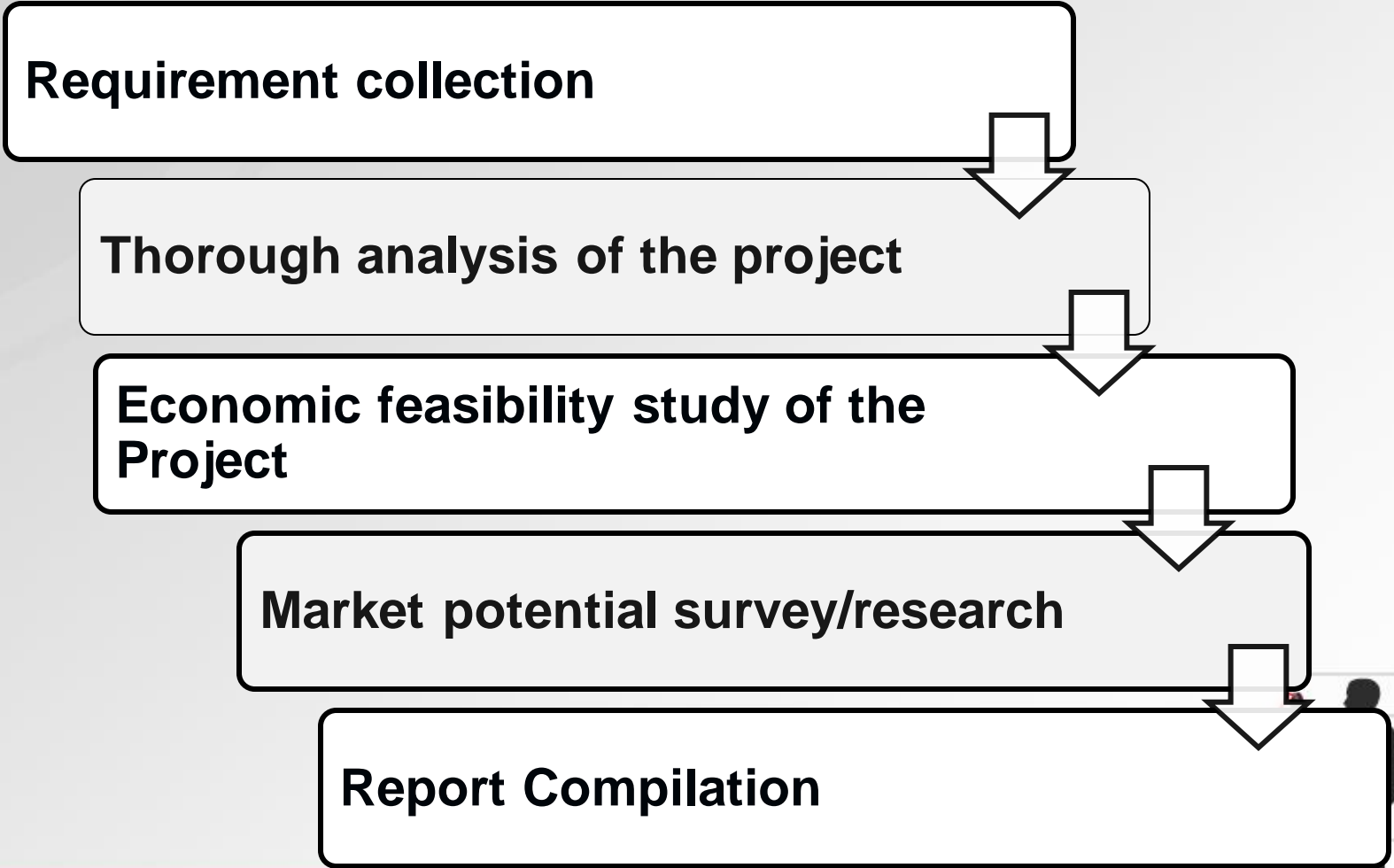
What do we offer?

- *Project Identification*
- *Detailed Project Reports/Pre-feasibility Reports*
- *Market Research Reports*
- *Business Plan*
- *Technology Books and Directory*
- *Industry Trend*
- *Databases on CD-ROM*
- *Laboratory Testing Services*
- *Turnkey Project Consultancy/Solutions*
- *Entrepreneur India (An Industrial Monthly Journal)*

How are we different ?

- *We have two decades long experience in project consultancy and market research field*
- *We empower our customers with the prerequisite know-how to take sound business decisions*
- *We help catalyze business growth by providing distinctive and profound market analysis*
- *We serve a wide array of customers , from individual entrepreneurs to Corporations and Foreign Investors*
- *We use authentic & reliable sources to ensure business precision*

Our Approach



Who do we Serve?

- Public-sector Companies
- Corporates
- Government Undertakings
- Individual Entrepreneurs
- NRI's
- Foreign Investors
- Non-profit Organizations, NBFC's
- Educational Institutions
- Embassies & Consulates
- Consultancies
- Industry / trade associations



Sectors We Cover

- Ayurvedic And Herbal Medicines, Herbal Cosmetics
- Alcoholic And Non Alcoholic Beverages, Drinks
- Adhesives, Industrial Adhesive, Sealants, Glues, Gum & Resin
- Activated Carbon & Activated Charcoal
- Aluminium And Aluminium Extrusion Profiles & Sections,
- Bio-fertilizers And Biotechnology
- Breakfast Snacks And Cereal Food
- Bicycle Tyres & Tubes, Bicycle Parts, Bicycle Assembling



Sectors We Cover *Cont...*

- Bamboo And Cane Based Projects
- Building Materials And Construction Projects
- Biodegradable & Bioplastic Based Projects
- Chemicals (Organic And Inorganic)
- Confectionery, Bakery/Baking And Other Food
- Cereal Processing
- Coconut And Coconut Based Products
- Cold Storage For Fruits & Vegetables
- Coal & Coal Byproduct



Sectors We Cover *Cont...*

- Copper & Copper Based Projects
- Dairy/Milk Processing
- Disinfectants, Pesticides, Insecticides, Mosquito Repellents,
- Electrical, Electronic And Computer based Projects
- Essential Oils, Oils & Fats And Allied
- Engineering Goods
- Fibre Glass & Float Glass
- Fast Moving Consumer Goods
- Food, Bakery, Agro Processing



Sectors We Cover *Cont...*

- Fruits & Vegetables Processing
- Ferro Alloys Based Projects
- Fertilizers & Biofertilizers
- Ginger & Ginger Based Projects
- Herbs And Medicinal Cultivation And Jatropha (Biofuel)
- Hotel & Hospitability Projects
- Hospital Based Projects
- Herbal Based Projects
- Inks, Stationery And Export Industries



Sectors We Cover

Cont...

- Infrastructure Projects
- Jute & Jute Based Products
- Leather And Leather Based Projects
- Leisure & Entertainment Based Projects
- Livestock Farming Of Birds & Animals
- Minerals And Minerals
- Maize Processing(Wet Milling) & Maize Based Projects
- Medical Plastics, Disposables Plastic Syringe, Blood Bags
- Organic Farming, Neem Products Etc.



Sectors We Cover *Cont...*

- Paints, Pigments, Varnish & Lacquer
- Paper And Paper Board, Paper Recycling Projects
- Printing Inks
- Packaging Based Projects
- Perfumes, Cosmetics And Flavours
- Power Generation Based Projects & Renewable Energy Based Projects
- Pharmaceuticals And Drugs
- Plantations, Farming And Cultivations
- Plastic Film, Plastic Waste And Plastic Compounds
- Plastic, PVC, PET, HDPE, LDPE Etc.

Sectors We Cover *Cont...*

- Potato And Potato Based Projects
- Printing And Packaging
- Real Estate, Leisure And Hospitality
- Rubber And Rubber Products
- Soaps And Detergents
- Stationary Products
- Spices And Snacks Food
- Steel & Steel Products
- Textile Auxiliary And Chemicals



Sectors We Cover *Cont...*

- Township & Residential Complex
- Textiles And Readymade Garments
- Waste Management & Recycling
- Wood & Wood Products
- Water Industry(Packaged Drinking Water & Mineral Water)
- Wire & Cable



MARKET RESEARCH REPORTS



Objective

- ⌘ To get a detailed scenario of the industry along with its structure and classification
- ⌘ To provide a comprehensive analysis of the industry by covering aspects like:
 - ⌘ Growth drivers of the industry
 - ⌘ Latest market trends
 - ⌘ Insights on regulatory framework
 - ⌘ SWOT Analysis
 - ⌘ Demand-Supply Situation
 - ⌘ Foreign Trade
 - ⌘ Porters 5 Forces Analysis

Objective

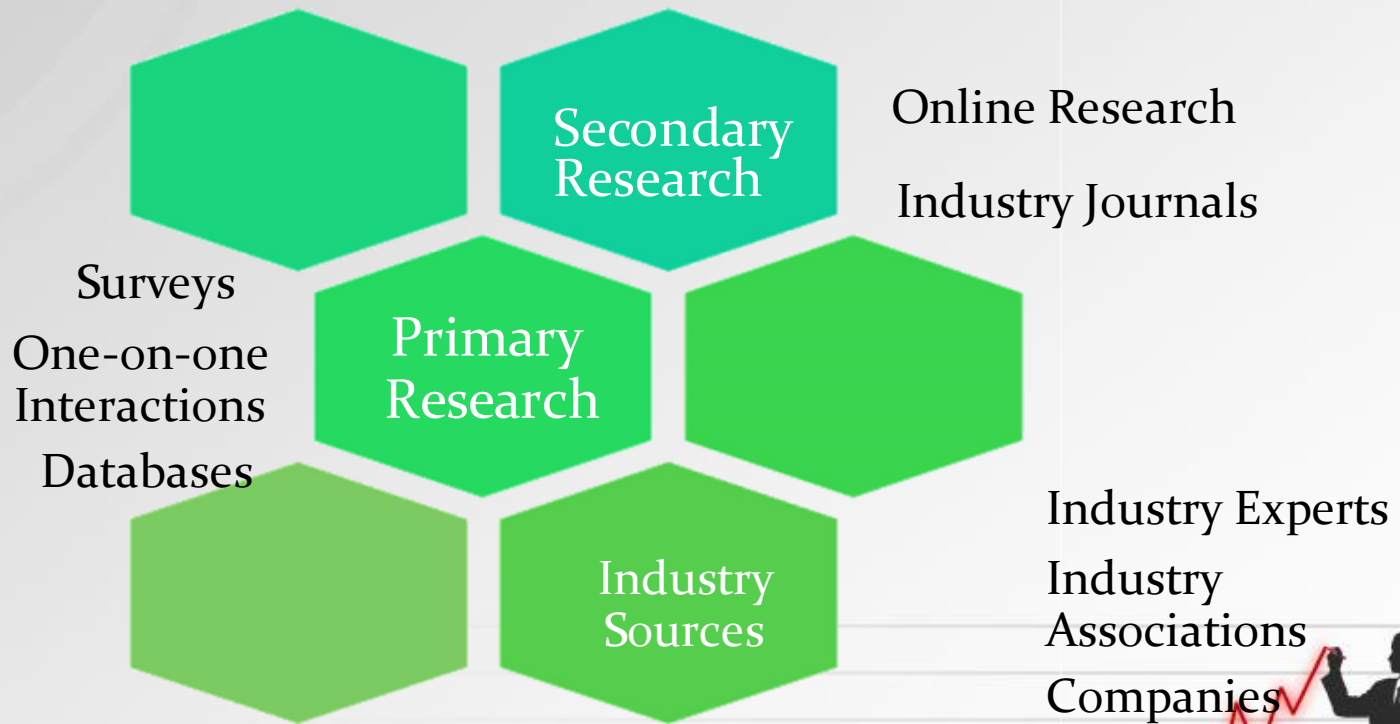
- ∞ To provide forecasts of key parameters which helps to anticipate the industry performance
- ∞ To help chart growth trajectory of a business by detailing the factors that affect the industry growth
- ∞ To help an entrepreneur/manager in keeping abreast with the changes in the industry
- ∞ To evaluate the competitive landscape of the industry by detailing:
 - ∞ Key players with their market shares
 - ∞ Financial comparison of present players

Clientele

- ⌘ Venturist / Capitalists
- ⌘ Entrepreneur / Companies
- ⌘ Industry Researchers
- ⌘ Investment Funds
- ⌘ Foreign Investors, NRI's
- ⌘ Project Consultants / Chartered Accountants
- ⌘ Banks
- ⌘ Corporates

[Click here for list](#)

Data Sources



Scope & Coverage



Our Team

⌘ Our research team comprises of experts from various financial fields:

⌘ MBA's

⌘ Industry Researchers

⌘ Financial Planners

⌘ Research veterans with decades of experience



Structure of the Report

- 1. Overview
- 2. Market Analysis
 - 2.1 Growth Drivers
 - 2.2 Emerging Trends in the Industry
 - 2.3 Regulatory Framework
 - 2.4 SWOT Analysis
 - 2.5 Herfindahl–Hirschman Index (HHI)
- 3. Market Forecasts
- 4. Key Players



Structure of the Report

Cont

- ⌘5. Key Financials and Analysis
 - ⌘5.1 Contact Information
 - ⌘5.2 Key Financials
 - ⌘5.3 Financial comparison
- ⌘6. Industry Size & Outlook



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