AN ISO 9001 : 2015 CERTIFIED COMPANY

Detailed project report
Sample edition
Projections from FY 2027-28

Project report

# Hot Rolled Coils

Installed capacity 27 MT per day
Sector Metal products
Total project cost ₹1,363.90 lakh

**Illustrative sample**
Figures are representative

**Niir Project Consultancy Services**
106-E, Kamla Nagar, New Delhi 110007, India

www.niir.org
+91 90970 75054 | npcs.india@gmail.com

# Project at a glance

Hot Rolled Coils
27 MT per day

| | | | |
|---|---|---|---|
| Product | **Hot Rolled Coils** | Sector | **Metal products** |
| Installed capacity | **27 MT per day** | Annual capacity | **8,910 MT per year** |
| Selling price (ex-GST) | **₹55,900 per MT** | Working days | **330 a year** |
| Manpower | **101 people** | Plant and machinery | **₹662.26 lakh** |
| Total project cost | **₹1,363.90 lakh** | Promoter's contribution | **₹340.98 lakh (25%)** |
| Term loan | **₹1,022.92 lakh (75%)** | Cash credit limit | **₹372.64 lakh** |
| Revenue, Year 3 | **₹3,486.48 lakh at 70%** | Net profit, Year 3 | **₹227.50 lakh** |
| Return on investment | **16.7% a year** | Break-even, Year 3 | **45.0% of capacity** |
| Average DSCR | **1.54** | Payback period | **4.2 years** |

> This is an illustrative sample. Its figures are generated from industry-typical ratios to show the format and depth of an NPCS project report. They are not taken from any NPCS report or any real project, and should not be used for investment or lending decisions.

## Contents

1 Introduction
2 Uses and applications
3 Market potential
4 Manufacturing process
5 Raw materials
6 Plant and machinery
7 Land, building and utilities
8 Manpower
9 Licences and approvals
10 Project cost and means of finance
11 Working capital
12 Projected profitability
13 Cash flow statement
14 Projected balance sheet
15 Depreciation
16 Term loan repayment
17 Debt service coverage
18 Break-even analysis
19 Financial ratios
20 Key assumptions
21 Conclusion
A Annexure: monthly loan repayment schedule

Illustrative sample

# 1 Introduction

The product covered in this sample is hot rolled coils, made in a plant sized at 27 MT per day (8,910 MT per year at full capacity). The unit is costed as a complete project, from land and building through to working capital, and its applications range from welded steel tubes and pipes to drums, barrels and containers.

The sections that follow show how such a unit would be costed and financed, and how its profit, cash flow and loan repayment would look over the first five years. At 70% capacity utilisation in Year 3, the model unit earns revenue of ₹3,486.48 lakh and a net profit of ₹227.50 lakh.

# 2 Uses and applications

Demand for the product comes mainly from the following uses:

- Welded steel tubes and pipes
- Feedstock for cold rolling mills
- Automobile and cycle components
- Structural fabrication and sheds
- Drums, barrels and containers

# 3 Market potential

Hot rolled strip and coil feed tube, cold rolling and fabrication units, so demand follows construction, infrastructure, automobile and engineering activity. Large integrated mills supply most wide coil, so a smaller mill competes on narrow widths, odd thicknesses, short lead times and supply to nearby tube and cold rolling clusters. Sponge iron and scrap prices move with the steel cycle, so margins depend on buying discipline and on melting and rolling yield.

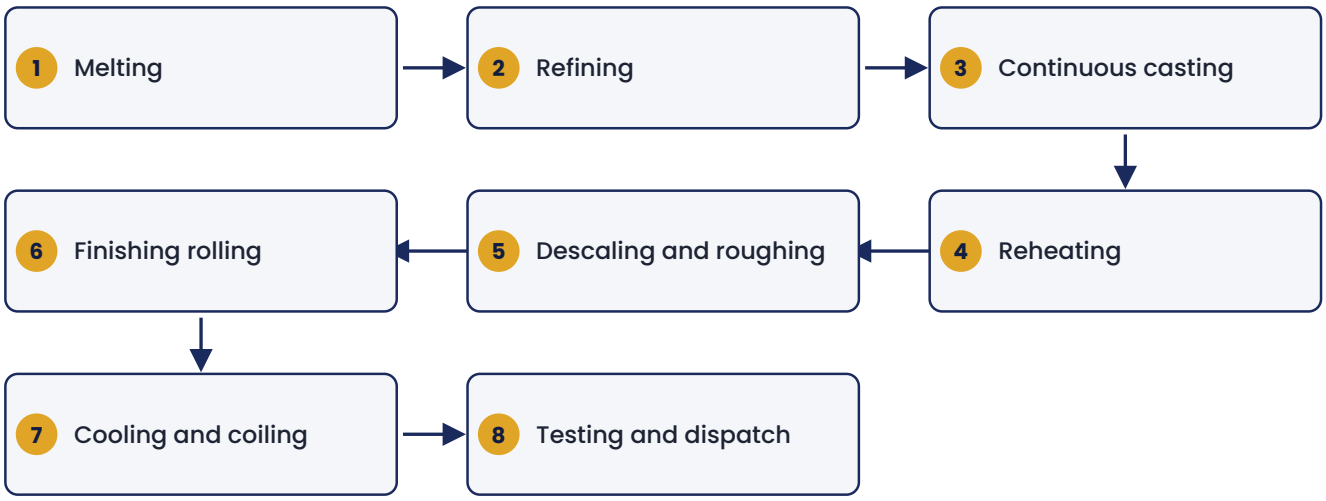
Sales are typically made to ERW tube and pipe makers, cold rolling mills, steel service centres and slitters, automobile and cycle component makers, and steel traders and stockists.

A full NPCS report adds a market survey with present demand, expected growth and the names and addresses of existing manufacturers, worked out for the location you choose.

Illustrative sample

# 4 Manufacturing process

Production of hot rolled coils follows eight main steps, from melting to testing and dispatch. The flow chart shows how material moves through the plant.




Process flow for hot rolled coils

1. **Melting.** Sponge iron, scrap and pig iron are melted in an induction furnace and the chemistry is checked with a spectrometer.
2. **Refining.** Ferro alloys are added in the ladle refining furnace to set carbon, manganese and sulphur for the grade.
3. **Continuous casting.** Liquid steel is cast into slabs or billets on a continuous caster and cut to length.
4. **Reheating.** The cast sections are heated evenly to about 1150 to 1250 degrees Celsius so they roll without cracking.
5. **Descaling and roughing.** High pressure water strips furnace scale and roughing stands reduce the section to a thinner transfer bar.
6. **Finishing rolling.** Finishing stands roll the bar to final thickness and width while the finishing temperature is held in range.
7. **Cooling and coiling.** Water sprays on the run-out table cool the strip at a set rate and a down coiler winds it into coils.
8. **Testing and dispatch.** Coils are sample tested for the BIS grade, strapped, tagged with heat numbers and dispatched.

Illustrative sample

# 5 Raw materials

Raw materials account for 64.1% of sales at Year 3 volumes, a total of ₹2,235.57 lakh, with sponge iron (DRI) the biggest item in the mix.

| Raw material | Share of cost | Year 3 cost (₹ lakh) |
|---|---|---|
| Sponge iron (DRI) | 46.0% | 1,028.36 |
| Melting scrap | 38.0% | 849.52 |
| Pig iron | 5.0% | 111.78 |
| Ferro alloys | 7.0% | 156.49 |
| Fluxes and refractories | 4.0% | 89.42 |
| **Total raw materials** | **100.0%** | **2,235.57** |

# 6 Plant and machinery

Plant and machinery for the model unit is estimated at ₹662.26 lakh, before the contingency allowance. The roughing and finishing strip mill stands is the largest single item. A full NPCS report adds specifications and supplier names for each machine.

| Machinery and equipment | Indicative cost (₹ lakh) |
|---|---|
| Induction furnace with transformer and power panel | 145.70 |
| Ladle refining furnace and ladles | 46.36 |
| Continuous caster for slabs or billets | 92.72 |
| Reheating furnace | 72.85 |
| Roughing and finishing strip mill stands | 158.94 |
| Shears, run-out table and down coiler | 66.22 |
| EOT cranes and cooling water system | 46.36 |
| Fume extraction and pollution control | 33.11 |
| **Total plant and machinery** | **662.26** |

# 7 Land, building and utilities

Land and site development is taken at ₹107.82 lakh and building and civil works at ₹320.93 lakh. Other fixed assets, including electrification, furniture, testing equipment and power backup, add ₹69.27 lakh. Land rates vary widely by location, so these are the figures most likely to change in a real project.

Utilities in Year 3 cost ₹265.81 lakh for power and fuel, or 7.6% of sales. The plant also needs a reliable water supply for cleaning and domestic use, and for the process where required.

Illustrative sample

## 8 Manpower

Staffing for the model unit is 101 people, at a Year 1 cost of ₹216.36 lakh. Wages are escalated by 5% each year in the projections.

| Category | Number | Monthly wage (₹) | Annual cost (₹ lakh) |
|---|---|---|---|
| Management, supervision and administration | 15 | 30,500 | 54.90 |
| Skilled workers and operators | 35 | 19,500 | 81.90 |
| Semi-skilled and unskilled workers | 51 | 13,000 | 79.56 |
| **Total (Year 1)** | **101** | | **216.36** |

## 9 Licences and approvals

A unit of this kind typically needs the following registrations and approvals. Requirements vary by state and by the exact product, so confirm them with the local authorities before applying.

- Udyam (MSME) registration
- GST registration
- Consent to establish and consent to operate from the State Pollution Control Board
- Factory licence or registration under the applicable labour law, where the workforce threshold applies
- Fire safety NOC, where required
- Trade licence from the local body
- BIS licence under the Steel and Steel Products Quality Control Order for the IS 10748, IS 1079 or IS 2062 grade rolled

## 10 Project cost and means of finance

Project cost is estimated at ₹1,363.90 lakh, including fixed assets of ₹1,209.44 lakh and margin money for working capital of ₹124.22 lakh.

| Cost of project | ₹ lakh |
|---|---|
| Land and site development | 107.82 |
| Building and civil works | 320.93 |
| Plant and machinery | 662.26 |
| Other fixed assets (electrification, furniture, lab equipment, DG set) | 69.27 |
| Contingencies | 49.16 |
| Preliminary and pre-operative expenses | 30.24 |
| Margin money for working capital | 124.22 |
| **Total cost of project** | **1,363.90** |

Illustrative sample

### Means of finance

The promoter contributes ₹340.98 lakh (25% of project cost) and a term loan funds the remaining ₹1,022.92 lakh. Working capital is supported by a cash credit limit of ₹372.64 lakh.

| Source of funds | ₹ lakh |
|---|---|
| Promoter's contribution (25%) | 340.98 |
| Term loan from bank (75%) | 1,022.92 |
| **Total means of finance** | **1,363.90** |
| *Cash credit limit for working capital (separate)* | *372.64* |

## 11 Working capital

The unit needs ₹496.86 lakh of working capital in Year 1, based on 30 days of raw material stock, 15 days of finished goods and 45 days of customer credit, net of 30 days of supplier credit. Of this, ₹372.64 lakh comes from the bank and ₹124.22 lakh from the promoter.

| Particulars (₹ lakh) | Year 1 FY 2027-28 | Year 2 FY 2028-29 | Year 3 FY 2029-30 | Year 4 FY 2030-31 | Year 5 FY 2031-32 |
|---|---|---|---|---|---|
| Raw material stock (30 days) | 157.50 | 170.62 | 183.75 | 196.87 | 209.99 |
| Work in progress (5 days) | 32.33 | 34.93 | 37.53 | 40.14 | 42.76 |
| Finished goods (15 days) | 99.35 | 107.30 | 115.28 | 123.28 | 131.30 |
| Trade receivables (45 days) | 368.43 | 399.14 | 429.84 | 460.54 | 491.25 |
| **Total current assets** | **657.61** | **711.99** | **766.40** | **820.83** | **875.30** |
| Less: trade creditors (30 days) | 160.75 | 174.14 | 187.54 | 200.94 | 214.33 |
| **Working capital requirement** | **496.86** | **537.85** | **578.86** | **619.89** | **660.97** |

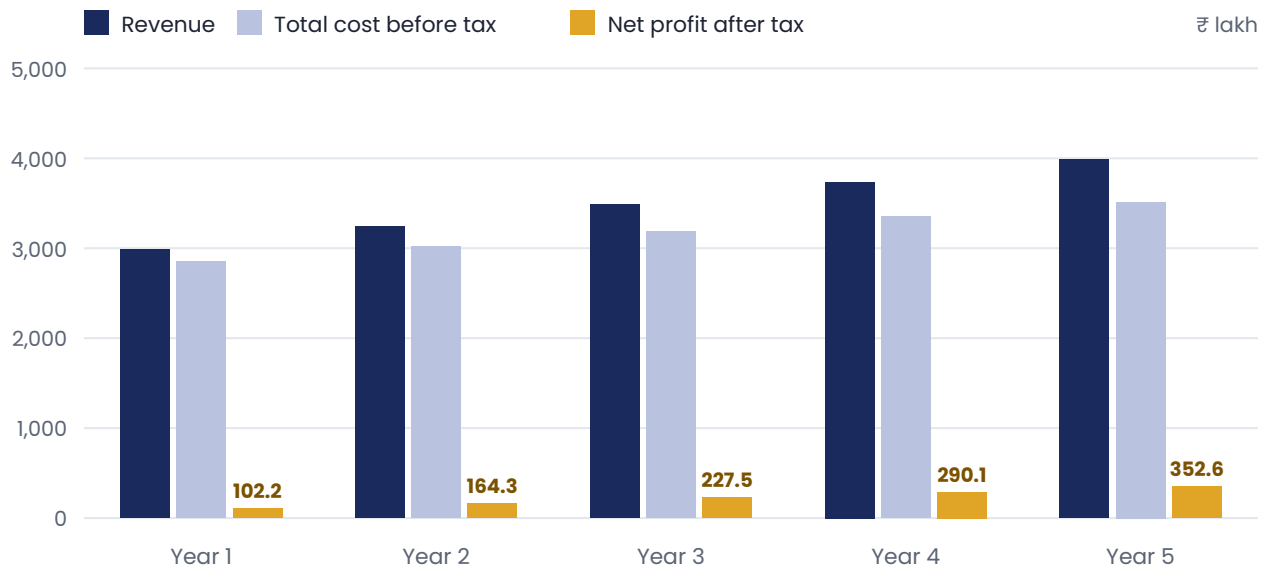
Illustrative sample

# 12 Projected profitability

As utilisation climbs from 60% to 80%, sales increase from ₹2,988.41 lakh to ₹3,984.55 lakh. Operating profit in Year 3 is ₹525.33 lakh, a margin of 15.1%, and net profit after tax grows from ₹102.17 lakh in Year 1 to ₹352.64 lakh in Year 5.

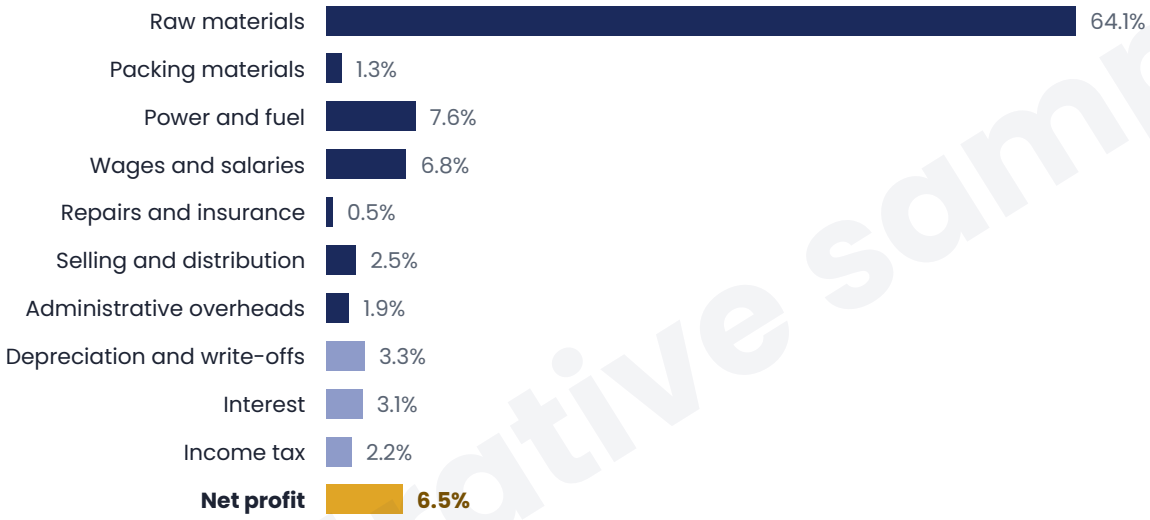
| Particulars (₹ lakh) | Year 1 FY 2027-28 | Year 2 FY 2028-29 | Year 3 FY 2029-30 | Year 4 FY 2030-31 | Year 5 FY 2031-32 |
|---|---|---|---|---|---|
| *Capacity utilisation (%)* | *60%* | *65%* | *70%* | *75%* | *80%* |
| **Revenue from operations** | **2,988.41** | **3,237.45** | **3,486.48** | **3,735.52** | **3,984.55** |
| Raw materials consumed | 1,916.20 | 2,075.89 | 2,235.57 | 2,395.25 | 2,554.93 |
| Packing materials | 39.57 | 42.86 | 46.16 | 49.46 | 52.76 |
| Power and fuel | 227.84 | 246.82 | 265.81 | 284.80 | 303.78 |
| Wages and salaries | 216.36 | 227.18 | 238.54 | 250.46 | 262.99 |
| Repairs and maintenance | 13.25 | 13.91 | 14.60 | 15.33 | 16.10 |
| Insurance | 4.41 | 4.41 | 4.41 | 4.41 | 4.41 |
| **Cost of production** | **2,417.63** | **2,611.07** | **2,805.09** | **2,999.71** | **3,194.97** |
| **Gross profit** | **570.78** | **626.38** | **681.39** | **735.81** | **789.58** |
| Selling and distribution expenses | 75.88 | 82.20 | 88.52 | 94.84 | 101.17 |
| Administrative overheads | 61.26 | 64.33 | 67.54 | 70.92 | 74.46 |
| **Operating profit (EBITDA)** | **433.64** | **479.85** | **525.33** | **570.05** | **613.95** |
| Depreciation | 144.94 | 125.22 | 108.27 | 93.67 | 81.10 |
| Preliminary expenses written off | 6.05 | 6.05 | 6.05 | 6.05 | 6.04 |
| Interest on term loan | 105.43 | 88.48 | 66.68 | 42.49 | 15.63 |
| Interest on cash credit | 40.99 | 40.99 | 40.99 | 40.99 | 40.99 |
| **Profit before tax** | **136.23** | **219.11** | **303.34** | **386.85** | **470.19** |
| Income tax | 34.06 | 54.78 | 75.84 | 96.71 | 117.55 |
| **Profit after tax** | **102.17** | **164.33** | **227.50** | **290.14** | **352.64** |

Illustrative sample




Revenue, total cost before tax and net profit after tax, ₹ lakh

## Where each rupee of sales goes in Year 3




Each cost head as a percentage of Year 3 sales

Illustrative sampl

# 13 Cash flow statement

Cash generated from profit and depreciation covers the term loan repayments in every year. The closing cash balance builds up to ₹533.19 lakh by the end of Year 5.

| Particulars (₹ lakh) | Year 1 FY 2027-28 | Year 2 FY 2028-29 | Year 3 FY 2029-30 | Year 4 FY 2030-31 | Year 5 FY 2031-32 |
|---|---|---|---|---|---|
| **Sources of funds** | | | | | |
| Promoter's contribution | 340.98 | – | – | – | – |
| Term loan from bank | 1,022.92 | – | – | – | – |
| Cash credit (working capital) from bank | 372.64 | – | – | – | – |
| Net profit after tax | 102.17 | 164.33 | 227.50 | 290.14 | 352.64 |
| Depreciation | 144.94 | 125.22 | 108.27 | 93.67 | 81.10 |
| Preliminary expenses written off | 6.05 | 6.05 | 6.05 | 6.05 | 6.04 |
| Increase in trade creditors | 160.75 | 13.39 | 13.40 | 13.40 | 13.39 |
| **Total sources** | **2,150.45** | **308.99** | **355.22** | **403.26** | **453.17** |
| **Application of funds** | | | | | |
| Fixed assets | 1,209.44 | – | – | – | – |
| Preliminary and pre-operative expenses | 30.24 | – | – | – | – |
| Increase in inventories | 289.18 | 23.67 | 23.71 | 23.73 | 23.76 |
| Increase in trade receivables | 368.43 | 30.71 | 30.70 | 30.70 | 30.71 |
| Repayment of term loan | 91.38 | 197.73 | 219.52 | 243.72 | 270.57 |
| Drawings | – | – | – | – | – |
| Total application | 1,988.67 | 252.11 | 273.93 | 298.15 | 325.04 |
| **Net cash flow** | **161.78** | **56.88** | **81.29** | **105.11** | **128.13** |
| Opening cash balance | – | 161.78 | 218.66 | 299.95 | 405.06 |
| **Closing cash balance** | **161.78** | **218.66** | **299.95** | **405.06** | **533.19** |

Illustrative sample

# 14 Projected balance sheet

The projected balance sheet balances in every year. Net worth grows from ₹418.96 lakh at the end of Year 1 to ₹1,477.76 lakh at the end of Year 5, while the term loan outstanding falls from ₹931.54 lakh to nil.

| As at year end (₹ lakh) | Year 1 FY 2027-28 | Year 2 FY 2028-29 | Year 3 FY 2029-30 | Year 4 FY 2030-31 | Year 5 FY 2031-32 |
|---|---|---|---|---|---|
| **Liabilities** | | | | | |
| Promoter's capital | 340.98 | 340.98 | 340.98 | 340.98 | 340.98 |
| Reserves and surplus | 102.17 | 266.50 | 494.00 | 784.14 | 1,136.78 |
| Term loan | 931.54 | 733.81 | 514.29 | 270.57 | – |
| Cash credit from bank | 372.64 | 372.64 | 372.64 | 372.64 | 372.64 |
| Trade creditors | 160.75 | 174.14 | 187.54 | 200.94 | 214.33 |
| **Total liabilities** | **1,908.08** | **1,888.07** | **1,909.45** | **1,969.27** | **2,064.73** |
| **Assets** | | | | | |
| Gross fixed assets | 1,209.44 | 1,209.44 | 1,209.44 | 1,209.44 | 1,209.44 |
| Less: accumulated depreciation | (144.94) | (270.16) | (378.43) | (472.10) | (553.20) |
| **Net fixed assets** | **1,064.50** | **939.28** | **831.01** | **737.34** | **656.24** |
| Preliminary expenses not written off | 24.19 | 18.14 | 12.09 | 6.04 | – |
| Inventories | 289.18 | 312.85 | 336.56 | 360.29 | 384.05 |
| Trade receivables | 368.43 | 399.14 | 429.84 | 460.54 | 491.25 |
| Cash and bank balance | 161.78 | 218.66 | 299.95 | 405.06 | 533.19 |
| **Total assets** | **1,908.08** | **1,888.07** | **1,909.45** | **1,969.27** | **2,064.73** |

Illustrative sample

# 15 Depreciation

Fixed assets are depreciated on the written-down value method, at 15% a year for plant and machinery, 10% for building and 10% for other assets. Land carries no depreciation. Preliminary and pre-operative expenses are written off in equal parts over five years.

| Particulars (₹ lakh) | Year 1 FY 2027-28 | Year 2 FY 2028-29 | Year 3 FY 2029-30 | Year 4 FY 2030-31 | Year 5 FY 2031-32 |
|---|---|---|---|---|---|
| Building and civil works (cost ₹336.98 lakh, 10% WDV) | | | | | |
| Opening written-down value | 336.98 | 303.28 | 272.95 | 245.65 | 221.09 |
| Depreciation | 33.70 | 30.33 | 27.30 | 24.56 | 22.11 |
| **Closing written-down value** | **303.28** | **272.95** | **245.65** | **221.09** | **198.98** |
| Plant and machinery (cost ₹695.37 lakh, 15% WDV) | | | | | |
| Opening written-down value | 695.37 | 591.06 | 502.40 | 427.04 | 362.98 |
| Depreciation | 104.31 | 88.66 | 75.36 | 64.06 | 54.45 |
| **Closing written-down value** | **591.06** | **502.40** | **427.04** | **362.98** | **308.53** |
| Other fixed assets (cost ₹69.27 lakh, 10% WDV) | | | | | |
| Opening written-down value | 69.27 | 62.34 | 56.11 | 50.50 | 45.45 |
| Depreciation | 6.93 | 6.23 | 5.61 | 5.05 | 4.54 |
| **Closing written-down value** | **62.34** | **56.11** | **50.50** | **45.45** | **40.91** |
| **Total depreciation** | **144.94** | **125.22** | **108.27** | **93.67** | **81.10** |
| Preliminary expenses written off | 6.05 | 6.05 | 6.05 | 6.05 | 6.04 |

# 16 Term loan repayment

Repayment of the ₹1,022.92 lakh term loan starts after a moratorium of 6 months, during which interest at 10.5% is serviced. The loan is then cleared in 54 EMIs of ₹23,85,060 each, and the annexure gives the monthly schedule.

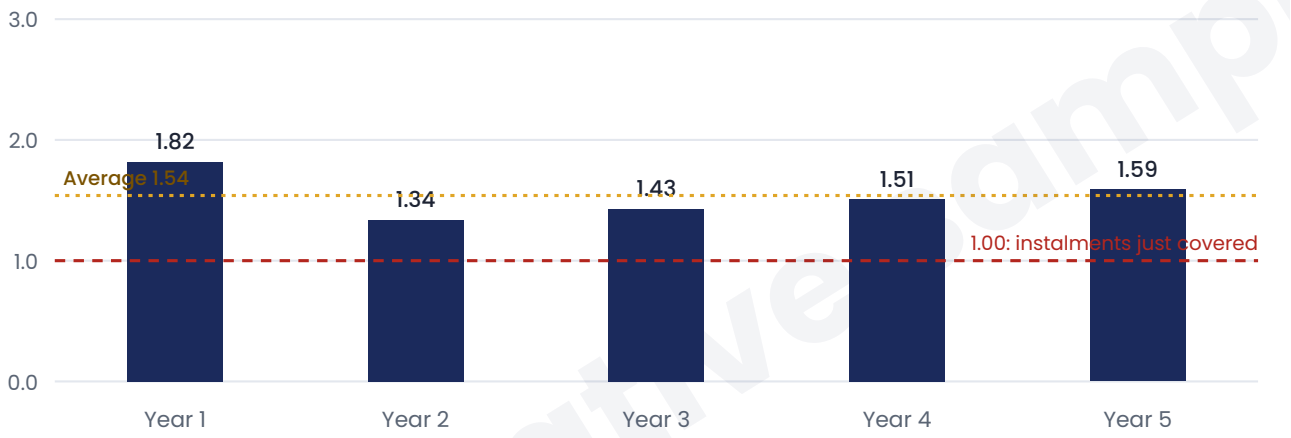
| Particulars (₹ lakh) | Year 1 FY 2027-28 | Year 2 FY 2028-29 | Year 3 FY 2029-30 | Year 4 FY 2030-31 | Year 5 FY 2031-32 |
|---|---|---|---|---|---|
| Opening balance | 1,022.92 | 931.54 | 733.81 | 514.29 | 270.57 |
| Interest | 105.43 | 88.48 | 66.68 | 42.49 | 15.63 |
| Principal repaid | 91.38 | 197.73 | 219.52 | 243.72 | 270.57 |
| **Closing balance** | **931.54** | **733.81** | **514.29** | **270.57** | **–** |

Illustrative sample

# 17 Debt service coverage

The debt service coverage ratio averages 1.54 over the repayment years, with a low of 1.34 in Year 2. A DSCR above 1 means the unit earns enough to meet its loan instalments, and the model keeps a margin above that in every year.

| Particulars (₹ lakh) | Year 1 FY 2027-28 | Year 2 FY 2028-29 | Year 3 FY 2029-30 | Year 4 FY 2030-31 | Year 5 FY 2031-32 |
|---|---|---|---|---|---|
| Net profit after tax | 102.17 | 164.33 | 227.50 | 290.14 | 352.64 |
| Depreciation and write-offs | 150.99 | 131.27 | 114.32 | 99.72 | 87.14 |
| Interest on term loan | 105.43 | 88.48 | 66.68 | 42.49 | 15.63 |
| **Total available for debt service (A)** | **358.59** | **384.08** | **408.50** | **432.35** | **455.41** |
| Principal repayment | 91.38 | 197.73 | 219.52 | 243.72 | 270.57 |
| Interest on term loan | 105.43 | 88.48 | 66.68 | 42.49 | 15.63 |
| **Total debt service (B)** | **196.81** | **286.21** | **286.20** | **286.21** | **286.20** |
| DSCR (A / B) | 1.82 | 1.34 | 1.43 | 1.51 | 1.59 |



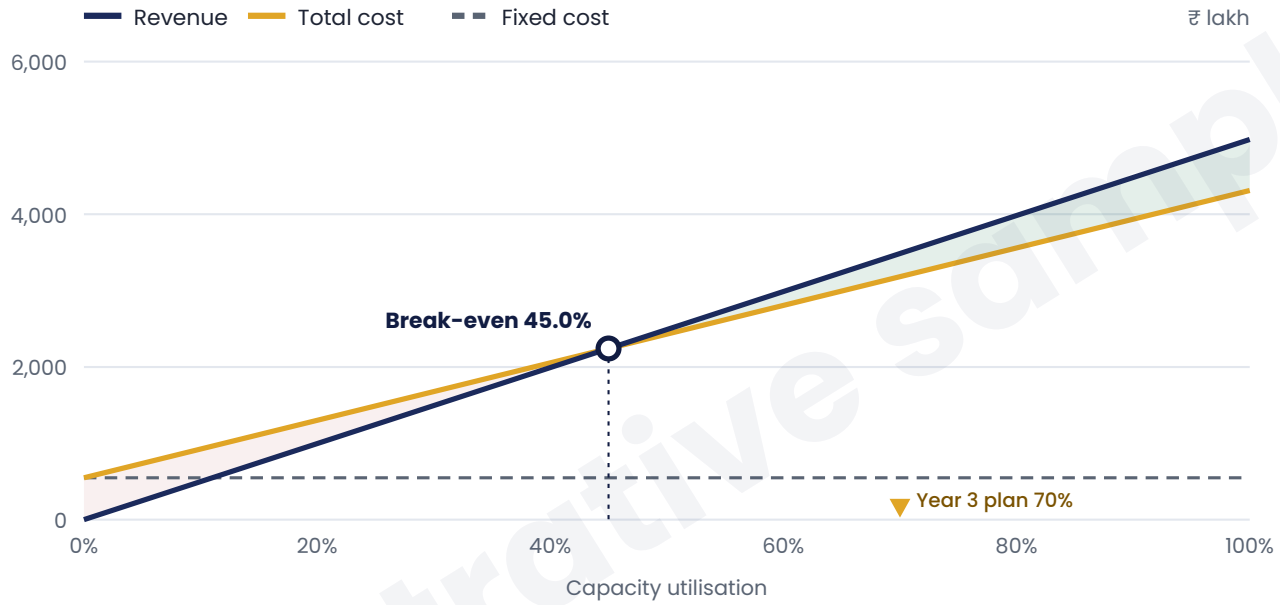

DSCR by year. A ratio above 1.00 means cash accruals cover the term loan instalments.

Illustrative sample

# 18 Break-even analysis

At Year 3 levels the unit breaks even at 45% of installed capacity, against planned utilisation of 70%. On a cash basis, leaving out depreciation and write-offs, break-even falls to 35.6%.

| Particulars (₹ lakh) | Year 1 FY 2027-28 | Year 2 FY 2028-29 | Year 3 FY 2029-30 | Year 4 FY 2030-31 | Year 5 FY 2031-32 |
|---|---|---|---|---|---|
| Revenue from operations | 2,988.41 | 3,237.45 | 3,486.48 | 3,735.52 | 3,984.55 |
| Variable costs | 2,259.49 | 2,447.77 | 2,636.06 | 2,824.35 | 3,012.64 |
| **Contribution** | **728.92** | **789.68** | **850.42** | **911.17** | **971.91** |
| Fixed costs (incl. depreciation and interest) | 592.69 | 570.57 | 547.08 | 524.32 | 501.72 |
| Break-even as % of installed capacity | 48.8 | 47.0 | 45.0 | 43.2 | 41.3 |
| Cash break-even as % of installed capacity | 36.4 | 36.2 | 35.6 | 34.9 | 34.1 |
| Break-even sales | 2,429.90 | 2,339.17 | 2,242.87 | 2,149.55 | 2,056.91 |




Break-even chart at Year 3 prices and costs, scaled to full capacity. Shaded areas show the loss zone (left) and profit zone (right).

Illustrative sample

# 19 Financial ratios

The table summarises the main ratios a lender reviews. The current ratio is 1.54 or better in every year, and the debt-equity ratio falls from 2.22 at the end of Year 1 to zero by Year 5.

| Ratio | Year 1 FY 2027-28 | Year 2 FY 2028-29 | Year 3 FY 2029-30 | Year 4 FY 2030-31 | Year 5 FY 2031-32 |
|---|---|---|---|---|---|
| Current ratio | 1.54 | 1.70 | 1.90 | 2.14 | 2.40 |
| Quick ratio | 0.99 | 1.13 | 1.30 | 1.51 | 1.75 |
| Debt-equity ratio (term loan / net worth) | 2.22 | 1.25 | 0.62 | 0.24 | 0.00 |
| Total outside liabilities / net worth | 3.50 | 2.17 | 1.31 | 0.75 | 0.40 |
| Interest coverage ratio | 1.93 | 2.69 | 3.82 | 5.63 | 9.30 |
| DSCR | 1.82 | 1.34 | 1.43 | 1.51 | 1.59 |
| Gross profit margin (%) | 19.1 | 19.3 | 19.5 | 19.7 | 19.8 |
| Operating profit (EBITDA) margin (%) | 14.5 | 14.8 | 15.1 | 15.3 | 15.4 |
| Net profit margin (%) | 3.4 | 5.1 | 6.5 | 7.8 | 8.9 |
| Return on capital employed (%) | 16.4 | 20.6 | 24.0 | 26.7 | 28.5 |
| Break-even (% of installed capacity) | 48.8 | 47.0 | 45.0 | 43.2 | 41.3 |

# 20 Key assumptions

- Commercial production starts in April 2027, and all assets are in use from the first year.
- Capacity utilisation of 60% in Year 1, rising to 80% by Year 5, over 330 working days a year.
- Selling price of ₹55,900 per MT, excluding GST, held constant through the projection.
- Raw materials at 64.1% of sales, packing materials at 1.3%, power and fuel at 7.6%, and selling and distribution at 2.5%.
- Wages and salaries rise by 5% a year; repairs and administrative overheads rise by 5% a year.
- Working capital based on 30 days of raw material, 5 days of work in progress, 15 days of finished goods and 45 days of receivables, less 30 days of creditors.
- Term loan at 10.5% interest with a 6-month moratorium and 54 monthly instalments; cash credit at 11% on 75% of the working capital requirement.
- Depreciation on the written-down value method at Income Tax Act rates; income tax at a flat 25% of profit for simplicity.
- Contingency of 5% on building and machinery; preliminary and pre-operative expenses written off over five years.
- All amounts in ₹ lakh unless stated otherwise, excluding GST.

Illustrative sample

# 21 Conclusion

On these illustrative assumptions, a hot rolled coils unit of 27 MT per day costs ₹1,363.90 lakh to set up, earns an average return of 16.7% on that investment and pays back in about 4.2 years. An average DSCR of 1.54 and break-even at 45% of capacity point to a project that can carry its bank debt. Actual figures depend on the location, the machinery chosen, input prices and the promoter's plans, which is why a full report is prepared for each project.

**Need this report for your own plant?**

NPCS prepares detailed project reports and bank-format DPRs for your capacity, location and loan scheme, with machinery quotations, supplier lists and a market survey for your area.

Call or WhatsApp
+91 90970 75054

Email
npcs.india@gmail.com

Website
www.niir.org

This document is a computer-generated illustrative sample. The capacity, prices, costs and projections are representative assumptions for a typical small-scale unit and are not based on any specific project, location or quotation. Statutory requirements change and vary by state. Niir Project Consultancy Services accepts no liability for decisions taken on the basis of this sample.

Illustrative sample

# A Annexure: monthly loan repayment schedule

Term loan of ₹1,022.92 lakh at 10.5% a year. Amounts in ₹ lakh.

| No. | Month | Opening balance | Interest | Principal | Instalment | Closing balance |
|---|---|---|---|---|---|---|
| 1 | Apr 2027 | 1,022.92 | 8.95 | – | 8.95 | 1,022.92 |
| 2 | May 2027 | 1,022.92 | 8.95 | – | 8.95 | 1,022.92 |
| 3 | Jun 2027 | 1,022.92 | 8.95 | – | 8.95 | 1,022.92 |
| 4 | Jul 2027 | 1,022.92 | 8.95 | – | 8.95 | 1,022.92 |
| 5 | Aug 2027 | 1,022.92 | 8.95 | – | 8.95 | 1,022.92 |
| 6 | Sep 2027 | 1,022.92 | 8.95 | – | 8.95 | 1,022.92 |
| 7 | Oct 2027 | 1,022.92 | 8.95 | 14.90 | 23.85 | 1,008.02 |
| 8 | Nov 2027 | 1,008.02 | 8.82 | 15.03 | 23.85 | 992.99 |
| 9 | Dec 2027 | 992.99 | 8.69 | 15.16 | 23.85 | 977.83 |
| 10 | Jan 2028 | 977.83 | 8.56 | 15.29 | 23.85 | 962.53 |
| 11 | Feb 2028 | 962.53 | 8.42 | 15.43 | 23.85 | 947.10 |
| 12 | Mar 2028 | 947.10 | 8.29 | 15.56 | 23.85 | 931.54 |
| 13 | Apr 2028 | 931.54 | 8.15 | 15.70 | 23.85 | 915.84 |
| 14 | May 2028 | 915.84 | 8.01 | 15.84 | 23.85 | 900.00 |
| 15 | Jun 2028 | 900.00 | 7.88 | 15.98 | 23.85 | 884.03 |
| 16 | Jul 2028 | 884.03 | 7.74 | 16.12 | 23.85 | 867.91 |
| 17 | Aug 2028 | 867.91 | 7.59 | 16.26 | 23.85 | 851.66 |
| 18 | Sep 2028 | 851.66 | 7.45 | 16.40 | 23.85 | 835.26 |
| 19 | Oct 2028 | 835.26 | 7.31 | 16.54 | 23.85 | 818.72 |
| 20 | Nov 2028 | 818.72 | 7.16 | 16.69 | 23.85 | 802.03 |
| 21 | Dec 2028 | 802.03 | 7.02 | 16.83 | 23.85 | 785.20 |
| 22 | Jan 2029 | 785.20 | 6.87 | 16.98 | 23.85 | 768.22 |
| 23 | Feb 2029 | 768.22 | 6.72 | 17.13 | 23.85 | 751.09 |
| 24 | Mar 2029 | 751.09 | 6.57 | 17.28 | 23.85 | 733.81 |
| 25 | Apr 2029 | 733.81 | 6.42 | 17.43 | 23.85 | 716.38 |
| 26 | May 2029 | 716.38 | 6.27 | 17.58 | 23.85 | 698.80 |
| 27 | Jun 2029 | 698.80 | 6.11 | 17.74 | 23.85 | 681.06 |
| 28 | Jul 2029 | 681.06 | 5.96 | 17.89 | 23.85 | 663.17 |
| 29 | Aug 2029 | 663.17 | 5.80 | 18.05 | 23.85 | 645.12 |
| 30 | Sep 2029 | 645.12 | 5.64 | 18.21 | 23.85 | 626.92 |
| 31 | Oct 2029 | 626.92 | 5.49 | 18.37 | 23.85 | 608.55 |
| 32 | Nov 2029 | 608.55 | 5.32 | 18.53 | 23.85 | 590.03 |
| 33 | Dec 2029 | 590.03 | 5.16 | 18.69 | 23.85 | 571.34 |
| 34 | Jan 2030 | 571.34 | 5.00 | 18.85 | 23.85 | 552.49 |
| 35 | Feb 2030 | 552.49 | 4.83 | 19.02 | 23.85 | 533.47 |
| 36 | Mar 2030 | 533.47 | 4.67 | 19.18 | 23.85 | 514.29 |
| 37 | Apr 2030 | 514.29 | 4.50 | 19.35 | 23.85 | 494.94 |
| 38 | May 2030 | 494.94 | 4.33 | 19.52 | 23.85 | 475.42 |
| 39 | Jun 2030 | 475.42 | 4.16 | 19.69 | 23.85 | 455.73 |

Illustrative sample

| No. | Month | Opening balance | Interest | Principal | Instalment | Closing balance |
|---|---|---|---|---|---|---|
| 40 | Jul 2030 | 455.73 | 3.99 | 19.86 | 23.85 | 435.86 |
| 41 | Aug 2030 | 435.86 | 3.81 | 20.04 | 23.85 | 415.83 |
| 42 | Sep 2030 | 415.83 | 3.64 | 20.21 | 23.85 | 395.61 |
| 43 | Oct 2030 | 395.61 | 3.46 | 20.39 | 23.85 | 375.23 |
| 44 | Nov 2030 | 375.23 | 3.28 | 20.57 | 23.85 | 354.66 |
| 45 | Dec 2030 | 354.66 | 3.10 | 20.75 | 23.85 | 333.91 |
| 46 | Jan 2031 | 333.91 | 2.92 | 20.93 | 23.85 | 312.98 |
| 47 | Feb 2031 | 312.98 | 2.74 | 21.11 | 23.85 | 291.87 |
| 48 | Mar 2031 | 291.87 | 2.55 | 21.30 | 23.85 | 270.57 |
| 49 | Apr 2031 | 270.57 | 2.37 | 21.48 | 23.85 | 249.09 |
| 50 | May 2031 | 249.09 | 2.18 | 21.67 | 23.85 | 227.42 |
| 51 | Jun 2031 | 227.42 | 1.99 | 21.86 | 23.85 | 205.56 |
| 52 | Jul 2031 | 205.56 | 1.80 | 22.05 | 23.85 | 183.51 |
| 53 | Aug 2031 | 183.51 | 1.61 | 22.24 | 23.85 | 161.26 |
| 54 | Sep 2031 | 161.26 | 1.41 | 22.44 | 23.85 | 138.82 |
| 55 | Oct 2031 | 138.82 | 1.21 | 22.64 | 23.85 | 116.19 |
| 56 | Nov 2031 | 116.19 | 1.02 | 22.83 | 23.85 | 93.35 |
| 57 | Dec 2031 | 93.35 | 0.82 | 23.03 | 23.85 | 70.32 |
| 58 | Jan 2032 | 70.32 | 0.62 | 23.24 | 23.85 | 47.08 |
| 59 | Feb 2032 | 47.08 | 0.41 | 23.44 | 23.85 | 23.64 |
| 60 | Mar 2032 | 23.64 | 0.21 | 23.64 | 23.85 | – |

Illustrative sample