



AN ISO 9001 : 2015 CERTIFIED COMPANY

Detailed project report

Sample edition

Projections from FY 2027-28

Project report

Packaged Drinking Water

Installed capacity 14,000 litre per day

Sector Beverages

Total project cost ₹163.21 lakh

Illustrative sample
Figures are representative

Project at a glance

Packaged Drinking Water
14,000 litre per day

Product	Packaged Drinking Water	Sector	Beverages
Installed capacity	14,000 litre per day	Annual capacity	42,00,000 litre per year
Selling price (ex-GST)	₹9.67 per litre	Working days	300 a year
Manpower	12 people	Plant and machinery	₹78.03 lakh
Total project cost	₹163.21 lakh	Promoter's contribution	₹40.80 lakh (25%)
Term loan	₹122.41 lakh (75%)	Cash credit limit	₹10.89 lakh
Revenue, Year 3	₹284.30 lakh at 70%	Net profit, Year 3	₹25.83 lakh
Return on investment	15.8% a year	Break-even, Year 3	44.2% of capacity
Average DSCR	1.52	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.

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1 Introduction

The product covered in this sample is packaged drinking water, made in a plant sized at 14,000 litre per day (42,00,000 litre 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 retail sale of bottled water to railway stations and bus stands.

The projections cover the first five years of operation, starting FY 2027-28. By Year 3 the plant runs at 70% of capacity, with revenue of ₹284.30 lakh and a net profit of ₹25.83 lakh.

2 Uses and applications

The main applications and markets for the product are:

- Retail sale of bottled water
- Hotels, restaurants and events
- Offices and institutions
- Railway stations and bus stands

3 Market potential

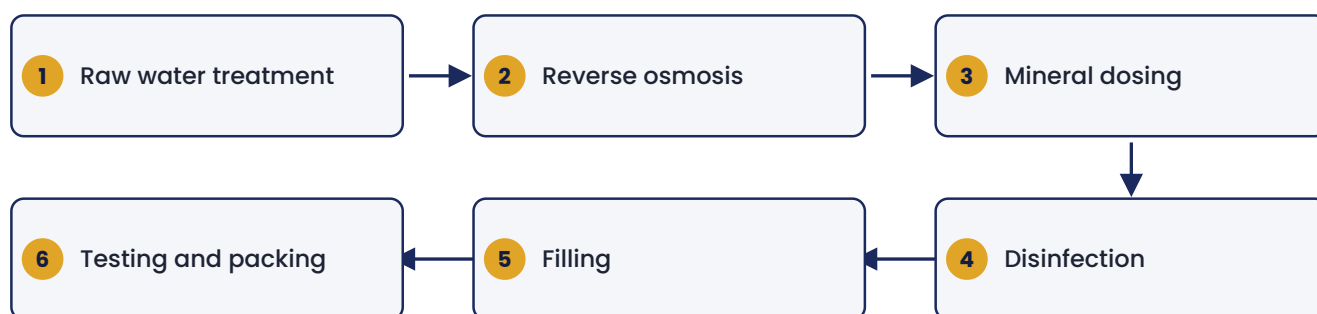
Packaged drinking water sells in 200 ml cups, 500 ml and 1 litre PET bottles and 20 litre returnable jars, with demand peaking from March to June and during weddings and fairs. Most buying is local: water is heavy and cheap per litre, so a regional brand that delivers reliably within about 100 km competes on freight and service rather than price alone. Twenty litre jars give steady weekly orders from offices and homes, while bottles depend on retailer and distributor reach.

Sales are typically made to distributors and grocery retailers; offices, shops and households on 20 litre jar delivery; hotels, restaurants, caterers and wedding planners; event and fair organisers; hospitals, schools, factories and institutional canteens; and bus stands, railway stations and highway outlets.

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.

4 Manufacturing process

The manufacturing process runs in six stages. Each stage is described below, and the flow chart shows the sequence.



Process flow for packaged drinking water

- 1 Raw water treatment.** Bore or municipal water is passed through sand and carbon filters.
- 2 Reverse osmosis.** Water is purified in a reverse osmosis plant.
- 3 Mineral dosing.** Minerals are added back in measured quantity for taste.
- 4 Disinfection.** Water is treated with ozone and UV light.
- 5 Filling.** Bottles are rinsed, filled and capped automatically.
- 6 Testing and packing.** Samples are tested in the lab and bottles are shrink wrapped.

5 Raw materials

The plant uses PET preforms and caps, labels, and water treatment chemicals. Raw material purchases in Year 3 are estimated at ₹60.83 lakh, which is 21.4% of sales. The split by material is shown below.

Raw material	Share of cost	Year 3 cost (₹ lakh)
PET preforms and caps	80.0%	48.66
Labels	8.0%	4.87
Water treatment chemicals	12.0%	7.30
Total raw materials	100.0%	60.83

6 Plant and machinery

The machinery list below covers the main production equipment, costed at ₹78.03 lakh in total. Prices are indicative. A full report gives specifications and supplier names, and a bank-format DPR uses the quotations you obtain.

Machinery and equipment	Indicative cost (₹ lakh)
Reverse osmosis plant	23.41
Sand and carbon filters	6.24
Ozonator and UV system	7.81
Rinsing, filling and capping machine	21.85
Stainless steel storage tanks	7.02
Shrink wrap machine	6.24
Laboratory equipment	5.46
Total plant and machinery	78.03

7 Land, building and utilities

The model includes land and site development of ₹15.02 lakh and building and civil works of ₹47.87 lakh, covering the production shed, raw material and finished goods stores, and an office. Other fixed assets such as electrification, furniture, laboratory equipment and a DG set add ₹8.47 lakh.

Power and fuel cost ₹12.57 lakh in Year 3, about 4.4% of sales. Water is needed for cleaning, domestic use and, where the process calls for it, production.

8 Manpower

A team of 12 runs the plant, from management and supervision to skilled operators and helpers. The Year 1 wage bill is ₹22.56 lakh, rising 5% a year.

Category	Number	Monthly wage (₹)	Annual cost (₹ lakh)
Management, supervision and administration	2	27,000	6.48
Skilled workers and operators	4	17,000	8.16
Semi-skilled and unskilled workers	6	11,000	7.92
Total (Year 1)	12		22.56

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
- FSSAI licence (packaged drinking water is a high-risk food category with pre-licence inspection and yearly inspection)
- FSSAI Scheme of Testing for packaged drinking water from 1 January 2026, with source and product tests at notified NABL labs
- IS 14543:2024 as the product standard (BIS certification optional after FSSAI withdrew the mandatory requirement)
- Groundwater NOC from CGWA or the state authority, not granted to new units in over-exploited blocks
- Legal Metrology registration for packaged commodities
- PET bottles and jars to IS 15410

10 Project cost and means of finance

Project cost is estimated at ₹163.21 lakh, including fixed assets of ₹155.69 lakh and margin money for working capital of ₹3.63 lakh.

Cost of project	₹ lakh
Land and site development	15.02
Building and civil works	47.87
Plant and machinery	78.03
Other fixed assets (electrification, furniture, lab equipment, DG set)	8.47
Contingencies	6.30
Preliminary and pre-operative expenses	3.89
Margin money for working capital	3.63
Total cost of project	163.21

Means of finance

The project is financed 75:25 between bank debt and the promoter's own funds. A term loan covers ₹122.41 lakh and the promoter brings in ₹40.80 lakh. Separately, a cash credit limit of ₹10.89 lakh finances 75% of the working capital requirement.

Source of funds	₹ lakh
Promoter's contribution (25%)	40.80
Term loan from bank (75%)	122.41
Total means of finance	163.21
<i>Cash credit limit for working capital (separate)</i>	<i>10.89</i>

11 Working capital

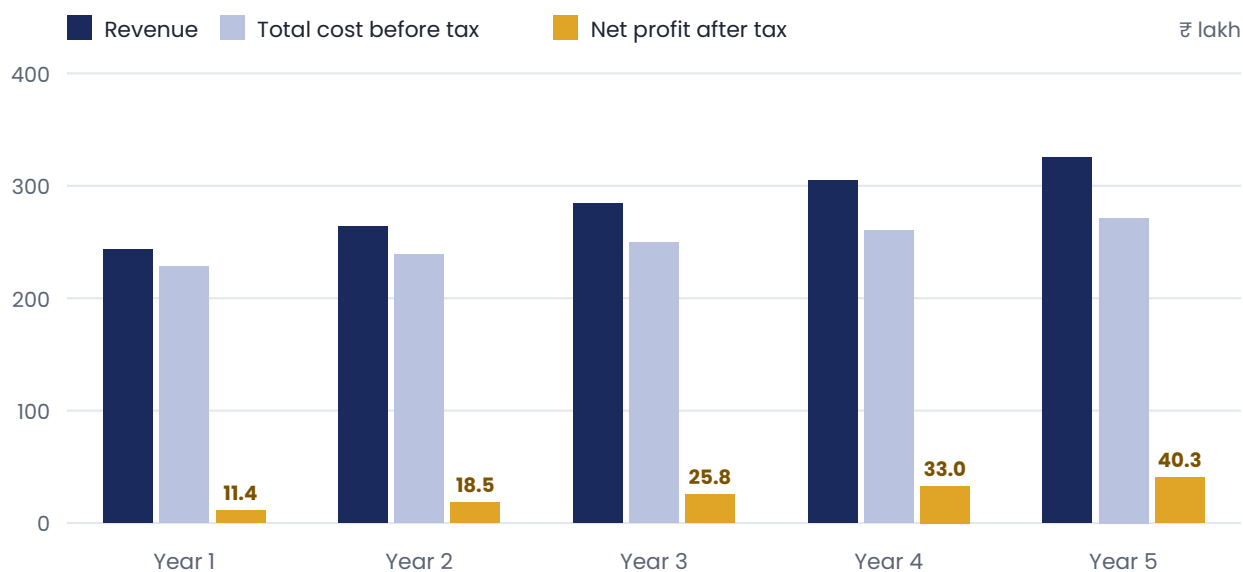
The unit needs ₹14.52 lakh of working capital in Year 1, based on 20 days of raw material stock, 10 days of finished goods and 21 days of customer credit, net of 20 days of supplier credit. Of this, ₹10.89 lakh comes from the bank and ₹3.63 lakh from the promoter.

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 (20 days)	2.86	3.09	3.33	3.57	3.81
Work in progress (1 days)	0.23	0.25	0.27	0.29	0.30
Finished goods (10 days)	4.54	4.89	5.25	5.61	5.97
Trade receivables (21 days)	14.02	15.19	16.36	17.52	18.69
Total current assets	21.65	23.42	25.21	26.99	28.77
Less: trade creditors (20 days)	7.13	7.73	8.32	8.92	9.51
Working capital requirement	14.52	15.69	16.89	18.07	19.26

12 Projected profitability

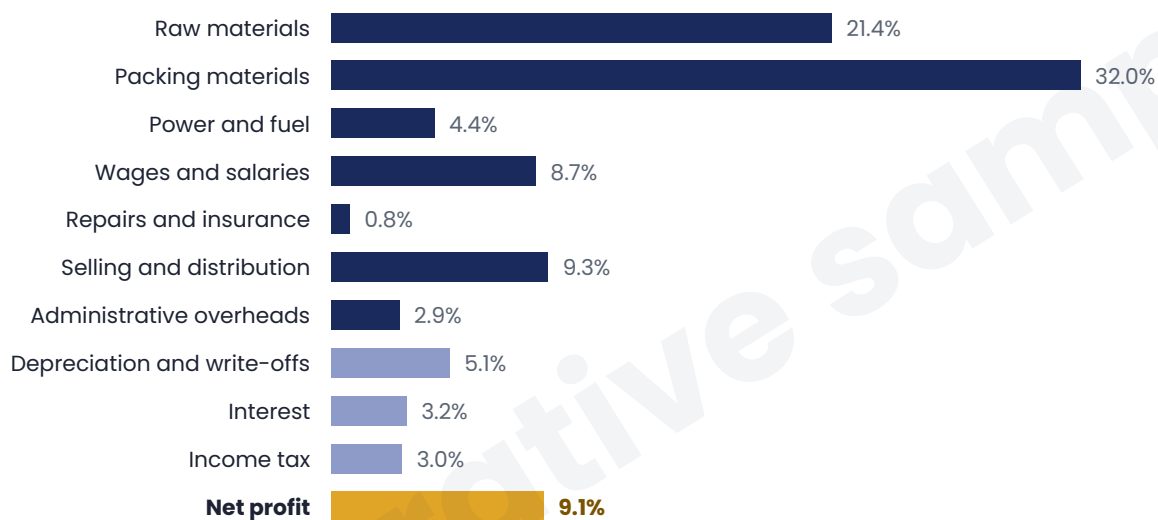
The unit is profitable from the first year, with a net profit of ₹11.37 lakh on sales of ₹243.68 lakh. By Year 5 sales reach ₹324.91 lakh and net profit ₹40.28 lakh, giving an average net margin of 8.8% across the projection.

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	243.68	263.99	284.30	304.60	324.91
Raw materials consumed	52.14	56.48	60.83	65.17	69.52
Packing materials	78.02	84.53	91.03	97.53	104.03
Power and fuel	10.77	11.67	12.57	13.47	14.36
Wages and salaries	22.56	23.69	24.87	26.12	27.42
Repairs and maintenance	1.56	1.64	1.72	1.81	1.90
Insurance	0.56	0.56	0.56	0.56	0.56
Cost of production	165.61	178.57	191.58	204.66	217.79
Gross profit	78.07	85.42	92.72	99.94	107.12
Selling and distribution expenses	22.59	24.48	26.36	28.24	30.13
Administrative overheads	7.55	7.93	8.32	8.74	9.18
Operating profit (EBITDA)	47.93	53.01	58.04	62.96	67.81
Depreciation	18.17	15.73	13.64	11.83	10.27
Preliminary expenses written off	0.78	0.78	0.78	0.78	0.77
Interest on term loan	12.62	10.59	7.98	5.08	1.87
Interest on cash credit	1.20	1.20	1.20	1.20	1.20
Profit before tax	15.16	24.71	34.44	44.07	53.70
Income tax	3.79	6.18	8.61	11.02	13.42
Profit after tax	11.37	18.53	25.83	33.05	40.28



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

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 ₹75.44 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	40.80	–	–	–	–
Term loan from bank	122.41	–	–	–	–
Cash credit (working capital) from bank	10.89	–	–	–	–
Net profit after tax	11.37	18.53	25.83	33.05	40.28
Depreciation	18.17	15.73	13.64	11.83	10.27
Preliminary expenses written off	0.78	0.78	0.78	0.78	0.77
Increase in trade creditors	7.13	0.60	0.59	0.60	0.59
Total sources	211.55	35.64	40.84	46.26	51.91
Application of funds					
Fixed assets	155.69	–	–	–	–
Preliminary and pre-operative expenses	3.89	–	–	–	–
Increase in inventories	7.63	0.60	0.62	0.62	0.61
Increase in trade receivables	14.02	1.17	1.17	1.16	1.17
Repayment of term loan	10.94	23.66	26.27	29.16	32.38
Drawings	–	–	–	–	–
Total application	192.17	25.43	28.06	30.94	34.16
Net cash flow	19.38	10.21	12.78	15.32	17.75
Opening cash balance	–	19.38	29.59	42.37	57.69
Closing cash balance	19.38	29.59	42.37	57.69	75.44

14 Projected balance sheet

Over the projection, retained profits build the promoter's net worth from ₹49.06 lakh to ₹169.86 lakh, and the term loan reduces from ₹111.47 lakh to nil as it is repaid.

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	40.80	40.80	40.80	40.80	40.80
Reserves and surplus	11.37	29.90	55.73	88.78	129.06
Term loan	111.47	87.81	61.54	32.38	–
Cash credit from bank	10.89	10.89	10.89	10.89	10.89
Trade creditors	7.13	7.73	8.32	8.92	9.51
Total liabilities	181.66	177.13	177.28	181.77	190.26
Assets					
Gross fixed assets	155.69	155.69	155.69	155.69	155.69
Less: accumulated depreciation	(18.17)	(33.90)	(47.54)	(59.37)	(69.64)
Net fixed assets	137.52	121.79	108.15	96.32	86.05
Preliminary expenses not written off	3.11	2.33	1.55	0.77	–
Inventories	7.63	8.23	8.85	9.47	10.08
Trade receivables	14.02	15.19	16.36	17.52	18.69
Cash and bank balance	19.38	29.59	42.37	57.69	75.44
Total assets	181.66	177.13	177.28	181.77	190.26

15 Depreciation

Depreciation is charged on the written-down value method at Income Tax Act rates: 10% on building, 15% on plant and machinery and 10% on other fixed assets. Land is not depreciated, and preliminary expenses are written off 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 ₹50.27 lakh, 10% WDV)					
Opening written-down value	50.27	45.24	40.72	36.65	32.99
Depreciation	5.03	4.52	4.07	3.66	3.30
Closing written-down value	45.24	40.72	36.65	32.99	29.69
Plant and machinery (cost ₹81.93 lakh, 15% WDV)					
Opening written-down value	81.93	69.64	59.19	50.31	42.76
Depreciation	12.29	10.45	8.88	7.55	6.41
Closing written-down value	69.64	59.19	50.31	42.76	36.35
Other fixed assets (cost ₹8.47 lakh, 10% WDV)					
Opening written-down value	8.47	7.62	6.86	6.17	5.55
Depreciation	0.85	0.76	0.69	0.62	0.56
Closing written-down value	7.62	6.86	6.17	5.55	4.99
Total depreciation	18.17	15.73	13.64	11.83	10.27
Preliminary expenses written off	0.78	0.78	0.78	0.78	0.77

16 Term loan repayment

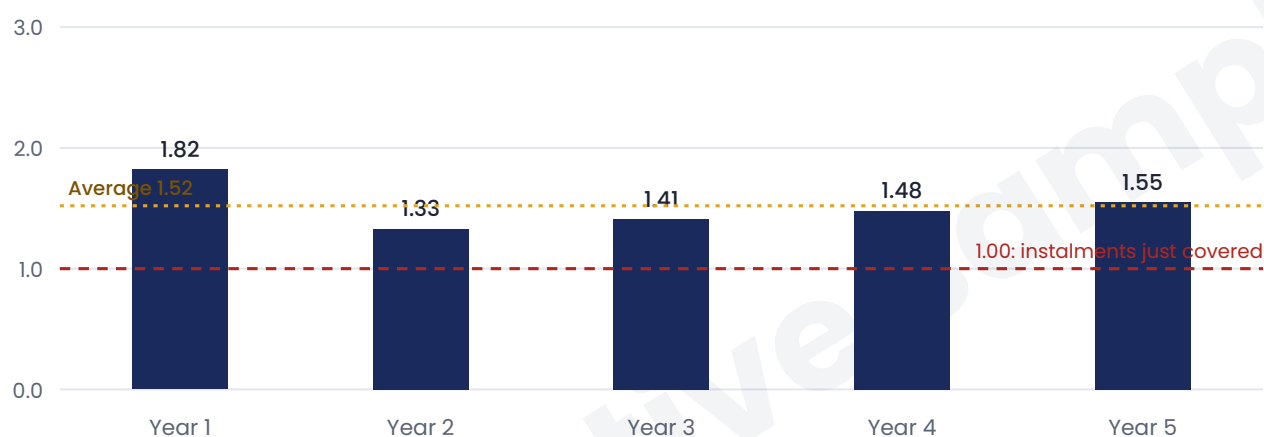
The term loan of ₹122.41 lakh carries interest at 10.5% a year. Only interest is paid during the 6-month moratorium, after which the loan is repaid in 54 equal monthly instalments of ₹2,85,414. The month-by-month schedule is in the annexure.

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	122.41	111.47	87.81	61.54	32.38
Interest	12.62	10.59	7.98	5.08	1.87
Principal repaid	10.94	23.66	26.27	29.16	32.38
Closing balance	111.47	87.81	61.54	32.38	—

17 Debt service coverage

Cash available for debt service covers the term loan instalments 1.52 times on average, and never less than 1.33 times (Year 2).

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	11.37	18.53	25.83	33.05	40.28
Depreciation and write-offs	18.95	16.51	14.42	12.61	11.04
Interest on term loan	12.62	10.59	7.98	5.08	1.87
Total available for debt service (A)	42.94	45.63	48.23	50.74	53.19
Principal repayment	10.94	23.66	26.27	29.16	32.38
Interest on term loan	12.62	10.59	7.98	5.08	1.87
Total debt service (B)	23.56	34.25	34.25	34.24	34.25
DSCR (A / B)	1.82	1.33	1.41	1.48	1.55

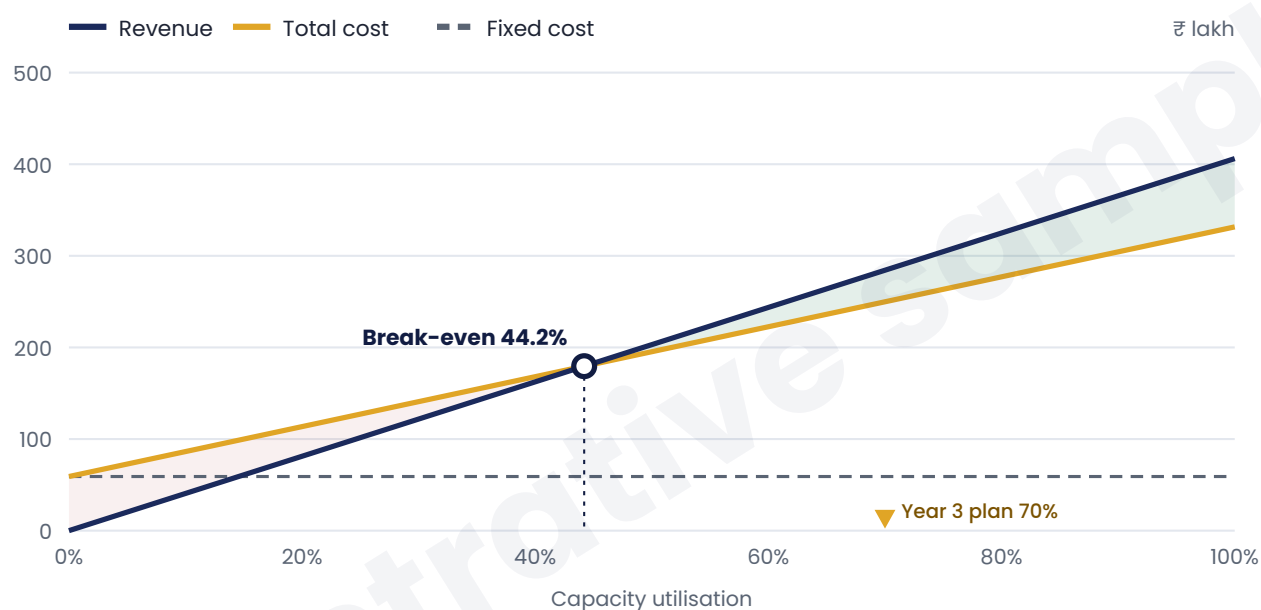


DSCR by year. A ratio above 1.00 means cash accruals cover the term loan instalments.

18 Break-even analysis

The unit needs to run at 44.2% of capacity to break even in Year 3, well below the 70% assumed for that year. Cash break-even, which excludes depreciation and write-offs, is 33.4%.

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	243.68	263.99	284.30	304.60	324.91
Variable costs	163.52	177.16	190.79	204.41	218.04
Contribution	80.16	86.83	93.51	100.19	106.87
Fixed costs (incl. depreciation and interest)	65.00	62.12	59.07	56.12	53.17
Break-even as % of installed capacity	48.7	46.5	44.2	42.0	39.8
Cash break-even as % of installed capacity	34.5	34.1	33.4	32.6	31.5
Break-even sales	197.59	188.86	179.59	170.62	161.65



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

19 Financial ratios

The table summarises the main ratios a lender reviews. The current ratio is 2.28 or better in every year, and the debt-equity ratio falls from 2.27 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	2.28	2.85	3.52	4.27	5.11
Quick ratio	1.85	2.40	3.06	3.80	4.61
Debt-equity ratio (term loan / net worth)	2.27	1.28	0.65	0.25	0.00
Total outside liabilities / net worth	2.64	1.56	0.85	0.41	0.12
Interest coverage ratio	2.10	3.10	4.75	8.02	18.49
DSCR	1.82	1.33	1.41	1.48	1.55
Gross profit margin (%)	32.0	32.4	32.6	32.8	33.0
Operating profit (EBITDA) margin (%)	19.7	20.1	20.4	20.7	20.9
Net profit margin (%)	4.7	7.0	9.1	10.9	12.4
Return on capital employed (%)	16.9	21.8	26.1	29.3	31.4
Break-even (% of installed capacity)	48.7	46.5	44.2	42.0	39.8

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 300 working days a year.
- Selling price of ₹9.67 per litre, excluding GST, held constant through the projection.
- Raw materials at 21.4% of sales, packing materials at 32%, power and fuel at 4.4%, and selling and distribution at 9.3%.
- Wages and salaries rise by 5% a year; repairs and administrative overheads rise by 5% a year.
- Working capital based on 20 days of raw material, 1 day of work in progress, 10 days of finished goods and 21 days of receivables, less 20 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.

21 Conclusion

In summary, the sample project needs ₹163.21 lakh, breaks even at 44.2% of capacity in Year 3 and repays its term loan from its own cash flow, with a payback period of about 4.2 years. A report for an actual project replaces these representative figures with local land and building costs, machinery quotations and a market survey for the chosen location.

Need this report for your own plant?

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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.

A Annexure: monthly loan repayment schedule

Term loan of ₹122.41 lakh at 10.5% a year. Amounts in ₹ lakh.

No.	Month	Opening balance	Interest	Principal	Instalment	Closing balance
1	Apr 2027	122.41	1.07	–	1.07	122.41
2	May 2027	122.41	1.07	–	1.07	122.41
3	Jun 2027	122.41	1.07	–	1.07	122.41
4	Jul 2027	122.41	1.07	–	1.07	122.41
5	Aug 2027	122.41	1.07	–	1.07	122.41
6	Sep 2027	122.41	1.07	–	1.07	122.41
7	Oct 2027	122.41	1.07	1.78	2.85	120.63
8	Nov 2027	120.63	1.06	1.80	2.85	118.83
9	Dec 2027	118.83	1.04	1.81	2.85	117.01
10	Jan 2028	117.01	1.02	1.83	2.85	115.18
11	Feb 2028	115.18	1.01	1.85	2.85	113.34
12	Mar 2028	113.34	0.99	1.86	2.85	111.47
13	Apr 2028	111.47	0.98	1.88	2.85	109.60
14	May 2028	109.60	0.96	1.90	2.85	107.70
15	Jun 2028	107.70	0.94	1.91	2.85	105.79
16	Jul 2028	105.79	0.93	1.93	2.85	103.86
17	Aug 2028	103.86	0.91	1.95	2.85	101.92
18	Sep 2028	101.92	0.89	1.96	2.85	99.95
19	Oct 2028	99.95	0.87	1.98	2.85	97.97
20	Nov 2028	97.97	0.86	2.00	2.85	95.98
21	Dec 2028	95.98	0.84	2.01	2.85	93.96
22	Jan 2029	93.96	0.82	2.03	2.85	91.93
23	Feb 2029	91.93	0.80	2.05	2.85	89.88
24	Mar 2029	89.88	0.79	2.07	2.85	87.81
25	Apr 2029	87.81	0.77	2.09	2.85	85.73
26	May 2029	85.73	0.75	2.10	2.85	83.62
27	Jun 2029	83.62	0.73	2.12	2.85	81.50
28	Jul 2029	81.50	0.71	2.14	2.85	79.36
29	Aug 2029	79.36	0.69	2.16	2.85	77.20
30	Sep 2029	77.20	0.68	2.18	2.85	75.02
31	Oct 2029	75.02	0.66	2.20	2.85	72.82
32	Nov 2029	72.82	0.64	2.22	2.85	70.61
33	Dec 2029	70.61	0.62	2.24	2.85	68.37
34	Jan 2030	68.37	0.60	2.26	2.85	66.11
35	Feb 2030	66.11	0.58	2.28	2.85	63.84
36	Mar 2030	63.84	0.56	2.30	2.85	61.54
37	Apr 2030	61.54	0.54	2.32	2.85	59.23
38	May 2030	59.23	0.52	2.34	2.85	56.89
39	Jun 2030	56.89	0.50	2.36	2.85	54.54

No.	Month	Opening balance	Interest	Principal	Instalment	Closing balance
40	Jul 2030	54.54	0.48	2.38	2.85	52.16
41	Aug 2030	52.16	0.46	2.40	2.85	49.76
42	Sep 2030	49.76	0.44	2.42	2.85	47.34
43	Oct 2030	47.34	0.41	2.44	2.85	44.90
44	Nov 2030	44.90	0.39	2.46	2.85	42.44
45	Dec 2030	42.44	0.37	2.48	2.85	39.96
46	Jan 2031	39.96	0.35	2.50	2.85	37.45
47	Feb 2031	37.45	0.33	2.53	2.85	34.93
48	Mar 2031	34.93	0.31	2.55	2.85	32.38
49	Apr 2031	32.38	0.28	2.57	2.85	29.81
50	May 2031	29.81	0.26	2.59	2.85	27.21
51	Jun 2031	27.21	0.24	2.62	2.85	24.60
52	Jul 2031	24.60	0.22	2.64	2.85	21.96
53	Aug 2031	21.96	0.19	2.66	2.85	19.30
54	Sep 2031	19.30	0.17	2.69	2.85	16.61
55	Oct 2031	16.61	0.15	2.71	2.85	13.90
56	Nov 2031	13.90	0.12	2.73	2.85	11.17
57	Dec 2031	11.17	0.10	2.76	2.85	8.41
58	Jan 2032	8.41	0.07	2.78	2.85	5.63
59	Feb 2032	5.63	0.05	2.80	2.85	2.83
60	Mar 2032	2.83	0.02	2.83	2.85	–