AN ISO 9001 : 2015 CERTIFIED COMPANY

Detailed project report
Sample edition
Projections from FY 2027-28

Project report

# Vitrified Floor Tiles

Installed capacity 4,700 square metres per day
Sector Ceramics and glass
Total project cost ₹2,471.84 lakh

**Illustrative sample**
Figures are representative

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# Project at a glance

Vitrified Floor Tiles
4,700 square metres per day

| | | | |
|---|---|---|---|
| Product | **Vitrified Floor Tiles** | Sector | **Ceramics and glass** |
| Installed capacity | **4,700 square metres per day** | Annual capacity | **15,51,000 square metres per year** |
| Selling price (ex-GST) | **₹315 per square metre** | Working days | **330 a year** |
| Manpower | **169 people** | Plant and machinery | **₹1,221.84 lakh** |
| Total project cost | **₹2,471.84 lakh** | Promoter's contribution | **₹617.96 lakh (25%)** |
| Term loan | **₹1,853.88 lakh (75%)** | Cash credit limit | **₹347.23 lakh** |
| Revenue, Year 3 | **₹3,419.96 lakh at 70%** | Net profit, Year 3 | **₹412.46 lakh** |
| Return on investment | **16.6% a year** | Break-even, Year 3 | **43.2% of capacity** |
| Average DSCR | **1.95** | 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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Illustrative sample

# 1 Introduction

This sample report sets out the techno-economic case for a unit making vitrified floor tiles. The model plant has an installed capacity of 4,700 square metres per day, which works out to 15,51,000 square metres per year over 330 working days. Its applications range from flooring in homes and apartments to export markets.

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 ₹3,419.96 lakh and a net profit of ₹412.46 lakh.

# 2 Uses and applications

The product is bought for these main uses:

- Flooring in homes and apartments
- Office, retail and showroom floors
- Hospitals, airports and institutional buildings
- Kitchen and bathroom floors
- Export markets

# 3 Market potential

Vitrified floor tiles have taken over much of the flooring market from marble, mosaic and ordinary ceramic tiles because of their low water absorption, hardness and large sizes. Demand comes from new housing, commercial buildings and renovation, sold mainly through tile dealers and directly to builders. Most capacity sits in the Morbi cluster of Gujarat, so a new unit competes on gas cost, design range, consistent shade and freight to its market.

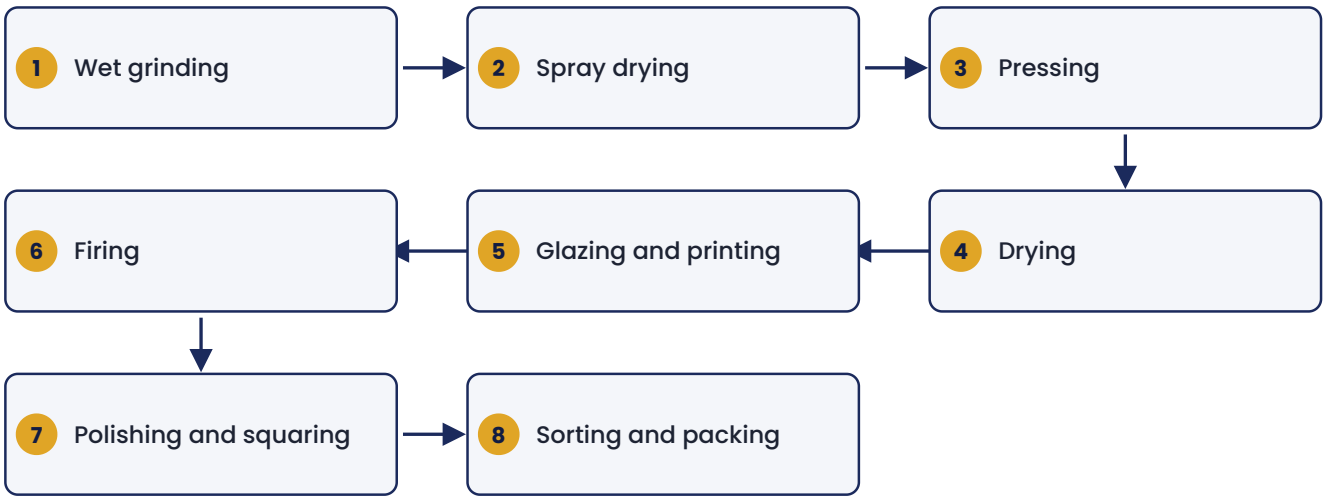
Typical buyers include tile and sanitaryware dealers, real estate developers and builders, interior and flooring contractors, government and institutional projects, and exporters and overseas importers.

For a real project, the market survey is redone for the chosen location, covering present demand, expected growth and the existing manufacturers nearby.

Illustrative Sample

# 4 Manufacturing process

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




Process flow for vitrified floor tiles

1. **Wet grinding.** Feldspar, clays and quartz are weighed and ground with water in ball mills to a fine slip.
2. **Spray drying.** The slip is atomised in a hot air chamber to give free-flowing press granules with about 6 percent moisture.
3. **Pressing.** A high-tonnage hydraulic press compacts the granules into green tiles of the set size.
4. **Drying.** Green tiles pass through a vertical dryer to remove moisture before glazing.
5. **Glazing and printing.** Engobe and glaze are applied and the design is printed with a digital inkjet printer.
6. **Firing.** Tiles are fired in a gas-fired roller kiln at about 1200 degrees Celsius until the body vitrifies.
7. **Polishing and squaring.** Polished grades are ground, polished and their edges squared to exact size.
8. **Sorting and packing.** Tiles are checked for size, shade and surface defects, graded and packed in cartons.

Illustrative sample

# 5 Raw materials

The plant uses sodium and potash feldspar; ball clay and china clay; glaze, frit and engobe; quartz and silica sand; digital printing inks; and deflocculants and body additives. Raw material purchases in Year 3 are estimated at ₹1,045.14 lakh, which is 30.6% of sales. The split by material is shown below.

| Raw material | Share of cost | Year 3 cost (₹ lakh) |
|---|---|---|
| Sodium and potash feldspar | 34.0% | 355.35 |
| Ball clay and china clay | 28.0% | 292.64 |
| Glaze, frit and engobe | 16.0% | 167.22 |
| Quartz and silica sand | 10.0% | 104.51 |
| Digital printing inks | 8.0% | 83.61 |
| Deflocculants and body additives | 4.0% | 41.81 |
| **Total raw materials** | **100.0%** | **1,045.14** |

# 6 Plant and machinery

Plant and machinery for the model unit is estimated at ₹1,221.84 lakh, before the contingency allowance. The roller kiln is the largest single item. A full NPCS report adds specifications and supplier names for each machine.

| Machinery and equipment | Indicative cost (₹ lakh) |
|---|---|
| Roller kiln | 268.80 |
| Hydraulic tile press | 244.37 |
| Spray dryer with hot air generator | 171.06 |
| Glazing line with digital inkjet printer | 171.06 |
| Continuous ball mill and slip tanks | 146.62 |
| Polishing and squaring line | 109.97 |
| Vertical dryer | 73.31 |
| Sorting and packing line | 36.65 |
| **Total plant and machinery** | **1,221.84** |

# 7 Land, building and utilities

Land and site development is taken at ₹278.09 lakh and building and civil works at ₹608.23 lakh. Other fixed assets, including electrification, furniture, testing equipment and power backup, add ₹98.97 lakh. Land rates vary widely by location, so these are the figures most likely to change in a real project.

Illustrative sampl

Utilities in Year 3 cost ₹502.67 lakh for power and fuel, or 14.7% of sales. The plant also needs a reliable water supply for cleaning and domestic use, and for the process where required.

## 8 Manpower

Staffing for the model unit is 169 people, at a Year 1 cost of ₹340.38 lakh. Wages are escalated by 5% each year in the projections.

| Category | Number | Monthly wage (₹) | Annual cost (₹ lakh) |
|---|---|---|---|
| Management, supervision and administration | 25 | 29,000 | 87.00 |
| Skilled workers and operators | 59 | 18,500 | 130.98 |
| Semi-skilled and unskilled workers | 85 | 12,000 | 122.40 |
| **Total (Year 1)** | **169** | | **340.38** |

## 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 product standard IS 15622:2017 for pressed ceramic tiles, with quality tests to the IS 13630 series
- Orange category consent for tile making with oil or gas fired kilns, as listed by the pollution control boards

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# 10 Project cost and means of finance

Project cost is estimated at ₹2,471.84 lakh, including fixed assets of ₹2,298.63 lakh and margin money for working capital of ₹115.74 lakh.

| Cost of project | ₹ lakh |
|---|---|
| Land and site development | 278.09 |
| Building and civil works | 608.23 |
| Plant and machinery | 1,221.84 |
| Other fixed assets (electrification, furniture, lab equipment, DG set) | 98.97 |
| Contingencies | 91.50 |
| Preliminary and pre-operative expenses | 57.47 |
| Margin money for working capital | 115.74 |
| **Total cost of project** | **2,471.84** |

## Means of finance

Funding follows a 75:25 split between bank loan and promoter's contribution, with a term loan of ₹1,853.88 lakh and promoter funds of ₹617.96 lakh. The bank also provides a cash credit limit of ₹347.23 lakh for working capital.

| Source of funds | ₹ lakh |
|---|---|
| Promoter's contribution (25%) | 617.96 |
| Term loan from bank (75%) | 1,853.88 |
| **Total means of finance** | **2,471.84** |
| *Cash credit limit for working capital (separate)* | *347.23* |

Illustrative sample

# 11 Working capital

The unit needs ₹462.97 lakh of working capital in Year 1, based on 30 days of raw material stock, 20 days of finished goods and 45 days of customer credit, net of 30 days of supplier credit. Of this, ₹347.23 lakh comes from the bank and ₹115.74 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) | 73.63 | 79.77 | 85.90 | 92.04 | 98.17 |
| Work in progress (3 days) | 13.70 | 14.75 | 15.81 | 16.87 | 17.94 |
| Finished goods (20 days) | 103.66 | 111.59 | 119.57 | 127.61 | 135.70 |
| Trade receivables (45 days) | 361.40 | 391.52 | 421.64 | 451.76 | 481.87 |
| **Total current assets** | **552.39** | **597.63** | **642.92** | **688.28** | **733.68** |
| Less: trade creditors (30 days) | 89.42 | 96.87 | 104.32 | 111.78 | 119.23 |
| **Working capital requirement** | **462.97** | **500.76** | **538.60** | **576.50** | **614.45** |

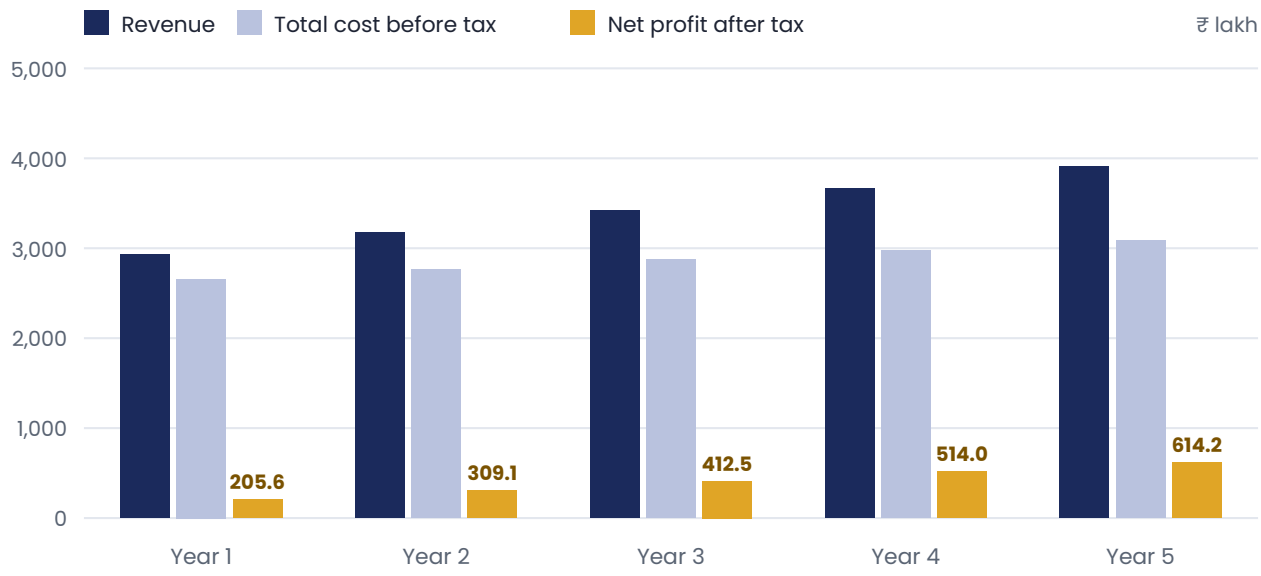
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# 12 Projected profitability

As utilisation climbs from 60% to 80%, sales increase from ₹2,931.39 lakh to ₹3,908.52 lakh. Operating profit in Year 3 is ₹942.27 lakh, a margin of 27.6%, and net profit after tax grows from ₹205.62 lakh in Year 1 to ₹614.24 lakh in Year 5.

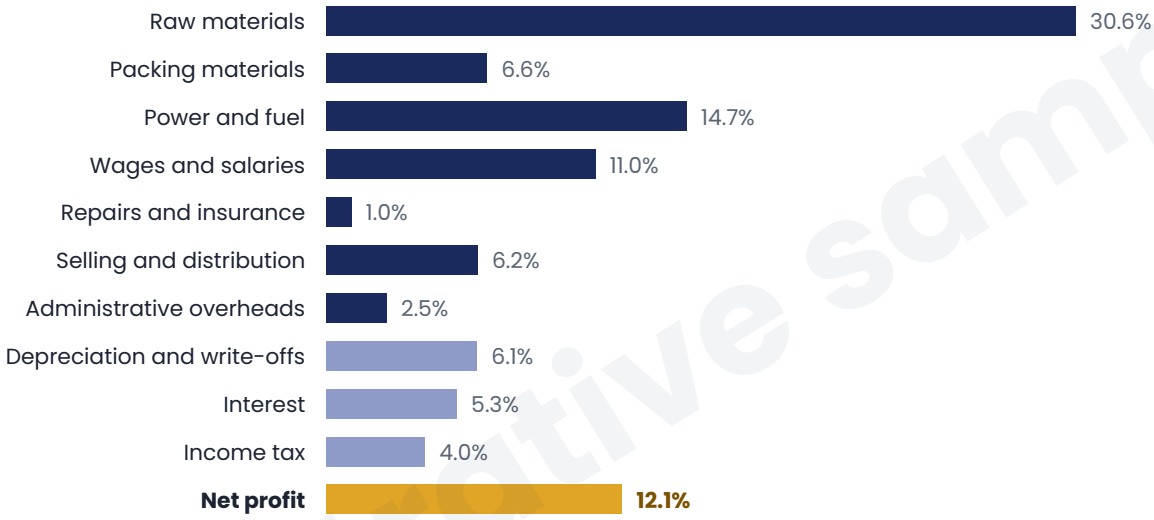
| Particulars (₹ lakh) | Year 1 FY 2027-28 | Year 2 FY 2028-29 | Year 3 FY 2029-30 | Year 4 FY 2030-31 | Year 5 FY 2031-32 |
|---|---|---|---|---|---|
| *Capacity utilisation (%)* | *60%* | *65%* | *70%* | *75%* | *80%* |
| **Revenue from operations** | **2,931.39** | **3,175.67** | **3,419.96** | **3,664.24** | **3,908.52** |
| Raw materials consumed | 895.83 | 970.48 | 1,045.14 | 1,119.79 | 1,194.44 |
| Packing materials | 192.12 | 208.13 | 224.14 | 240.15 | 256.16 |
| Power and fuel | 430.86 | 466.76 | 502.67 | 538.57 | 574.47 |
| Wages and salaries | 340.38 | 357.40 | 375.27 | 394.03 | 413.73 |
| Repairs and maintenance | 24.44 | 25.66 | 26.94 | 28.29 | 29.70 |
| Insurance | 8.08 | 8.08 | 8.08 | 8.08 | 8.08 |
| **Cost of production** | **1,891.71** | **2,036.51** | **2,182.24** | **2,328.91** | **2,476.58** |
| **Gross profit** | **1,039.68** | **1,139.16** | **1,237.72** | **1,335.33** | **1,431.94** |
| Selling and distribution expenses | 180.98 | 196.07 | 211.15 | 226.23 | 241.31 |
| Administrative overheads | 76.46 | 80.28 | 84.30 | 88.51 | 92.94 |
| **Operating profit (EBITDA)** | **782.24** | **862.81** | **942.27** | **1,020.59** | **1,097.69** |
| Depreciation | 266.20 | 229.96 | 198.79 | 171.95 | 148.85 |
| Preliminary expenses written off | 11.49 | 11.49 | 11.49 | 11.49 | 11.51 |
| Interest on term loan | 192.19 | 171.03 | 143.84 | 113.66 | 80.14 |
| Interest on cash credit | 38.20 | 38.20 | 38.20 | 38.20 | 38.20 |
| **Profit before tax** | **274.16** | **412.13** | **549.95** | **685.29** | **818.99** |
| Income tax | 68.54 | 103.03 | 137.49 | 171.32 | 204.75 |
| **Profit after tax** | **205.62** | **309.10** | **412.46** | **513.97** | **614.24** |

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 sample

# 13 Cash flow statement

The cash flow statement sets out the sources and uses of funds year by year. The unit stays cash positive throughout and closes Year 5 with a cash balance of ₹1,700.72 lakh after meeting the loan repayments due.

| 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 | 617.96 | – | – | – | – |
| Term loan from bank | 1,853.88 | – | – | – | – |
| Cash credit (working capital) from bank | 347.23 | – | – | – | – |
| Net profit after tax | 205.62 | 309.10 | 412.46 | 513.97 | 614.24 |
| Depreciation | 266.20 | 229.96 | 198.79 | 171.95 | 148.85 |
| Preliminary expenses written off | 11.49 | 11.49 | 11.49 | 11.49 | 11.51 |
| Increase in trade creditors | 89.42 | 7.45 | 7.45 | 7.46 | 7.45 |
| **Total sources** | **3,391.80** | **558.00** | **630.19** | **704.87** | **782.05** |
| **Application of funds** | | | | | |
| Fixed assets | 2,298.63 | – | – | – | – |
| Preliminary and pre-operative expenses | 57.47 | – | – | – | – |
| Increase in inventories | 190.99 | 15.12 | 15.17 | 15.24 | 15.29 |
| Increase in trade receivables | 361.40 | 30.12 | 30.12 | 30.12 | 30.11 |
| Repayment of term loan | 114.02 | 246.74 | 273.92 | 304.11 | 337.62 |
| Drawings | – | – | – | – | – |
| **Total application** | 3,022.51 | 291.98 | 319.21 | 349.47 | 383.02 |
| **Net cash flow** | **369.29** | **266.02** | **310.98** | **355.40** | **399.03** |
| Opening cash balance | – | 369.29 | 635.31 | 946.29 | 1,301.69 |
| **Closing cash balance** | **369.29** | **635.31** | **946.29** | **1,301.69** | **1,700.72** |

Illustrative sample

# 14 Projected balance sheet

Over the projection, retained profits build the promoter's net worth from ₹777.60 lakh to ₹2,673.35 lakh, and the term loan reduces from ₹1,739.86 lakh to ₹577.47 lakh 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 | 617.96 | 617.96 | 617.96 | 617.96 | 617.96 |
| Reserves and surplus | 205.62 | 514.72 | 927.18 | 1,441.15 | 2,055.39 |
| Term loan | 1,739.86 | 1,493.12 | 1,219.20 | 915.09 | 577.47 |
| Cash credit from bank | 347.23 | 347.23 | 347.23 | 347.23 | 347.23 |
| Trade creditors | 89.42 | 96.87 | 104.32 | 111.78 | 119.23 |
| **Total liabilities** | **3,000.09** | **3,069.90** | **3,215.89** | **3,433.21** | **3,717.28** |
| **Assets** | | | | | |
| Gross fixed assets | 2,298.63 | 2,298.63 | 2,298.63 | 2,298.63 | 2,298.63 |
| Less: accumulated depreciation | (266.20) | (496.16) | (694.95) | (866.90) | (1,015.75) |
| **Net fixed assets** | **2,032.43** | **1,802.47** | **1,603.68** | **1,431.73** | **1,282.88** |
| Preliminary expenses not written off | 45.98 | 34.49 | 23.00 | 11.51 | – |
| Inventories | 190.99 | 206.11 | 221.28 | 236.52 | 251.81 |
| Trade receivables | 361.40 | 391.52 | 421.64 | 451.76 | 481.87 |
| Cash and bank balance | 369.29 | 635.31 | 946.29 | 1,301.69 | 1,700.72 |
| **Total assets** | **3,000.09** | **3,069.90** | **3,215.89** | **3,433.21** | **3,717.28** |

Illustrative sample

# 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 ₹638.64 lakh, 10% WDV) | | | | | |
| Opening written-down value | 638.64 | 574.78 | 517.30 | 465.57 | 419.01 |
| Depreciation | 63.86 | 57.48 | 51.73 | 46.56 | 41.90 |
| **Closing written-down value** | **574.78** | **517.30** | **465.57** | **419.01** | **377.11** |
| Plant and machinery (cost ₹1,282.93 lakh, 15% WDV) | | | | | |
| Opening written-down value | 1,282.93 | 1,090.49 | 926.92 | 787.88 | 669.70 |
| Depreciation | 192.44 | 163.57 | 139.04 | 118.18 | 100.46 |
| **Closing written-down value** | **1,090.49** | **926.92** | **787.88** | **669.70** | **569.24** |
| Other fixed assets (cost ₹98.97 lakh, 10% WDV) | | | | | |
| Opening written-down value | 98.97 | 89.07 | 80.16 | 72.14 | 64.93 |
| Depreciation | 9.90 | 8.91 | 8.02 | 7.21 | 6.49 |
| **Closing written-down value** | **89.07** | **80.16** | **72.14** | **64.93** | **58.44** |
| **Total depreciation** | **266.20** | **229.96** | **198.79** | **171.95** | **148.85** |
| Preliminary expenses written off | 11.49 | 11.49 | 11.49 | 11.49 | 11.51 |

# 16 Term loan repayment

Repayment of the ₹1,853.88 lakh term loan starts after a moratorium of 6 months, during which interest at 10.5% is serviced. The loan is then cleared in 72 EMIs of ₹34,81,396 each, and the annexure gives the monthly schedule.

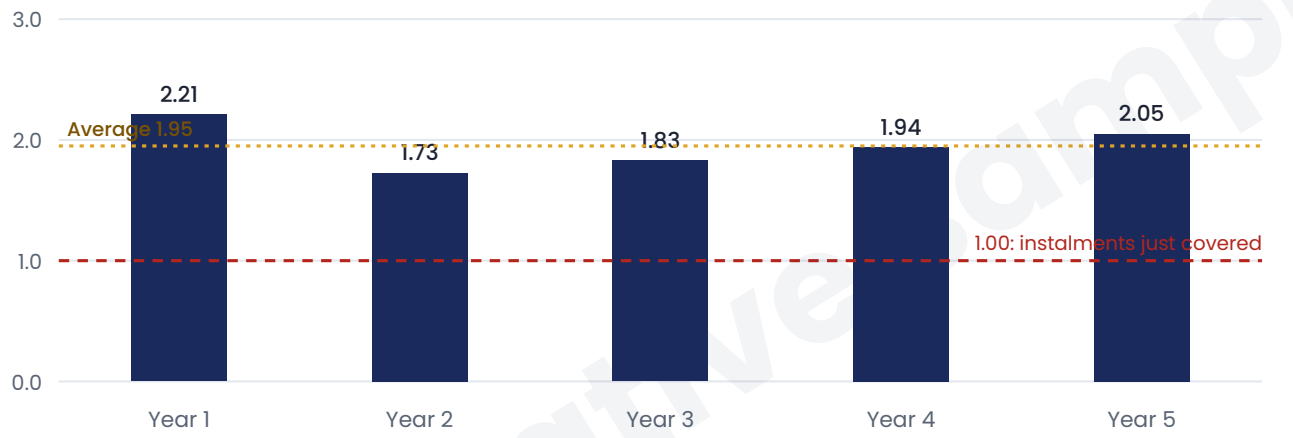
| Particulars (₹ lakh) | Year 1 FY 2027-28 | Year 2 FY 2028-29 | Year 3 FY 2029-30 | Year 4 FY 2030-31 | Year 5 FY 2031-32 |
|---|---|---|---|---|---|
| Opening balance | 1,853.88 | 1,739.86 | 1,493.12 | 1,219.20 | 915.09 |
| Interest | 192.19 | 171.03 | 143.84 | 113.66 | 80.14 |
| Principal repaid | 114.02 | 246.74 | 273.92 | 304.11 | 337.62 |
| **Closing balance** | **1,739.86** | **1,493.12** | **1,219.20** | **915.09** | **577.47** |

Illustrative sample

# 17 Debt service coverage

The debt service coverage ratio averages 1.95 over the repayment years, with a low of 1.73 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 | 205.62 | 309.10 | 412.46 | 513.97 | 614.24 |
| Depreciation and write-offs | 277.69 | 241.45 | 210.28 | 183.44 | 160.36 |
| Interest on term loan | 192.19 | 171.03 | 143.84 | 113.66 | 80.14 |
| **Total available for debt service (A)** | **675.50** | **721.58** | **766.58** | **811.07** | **854.74** |
| Principal repayment | 114.02 | 246.74 | 273.92 | 304.11 | 337.62 |
| Interest on term loan | 192.19 | 171.03 | 143.84 | 113.66 | 80.14 |
| **Total debt service (B)** | **306.21** | **417.77** | **417.76** | **417.77** | **417.76** |
| DSCR (A / B) | 2.21 | 1.73 | 1.83 | 1.94 | 2.05 |



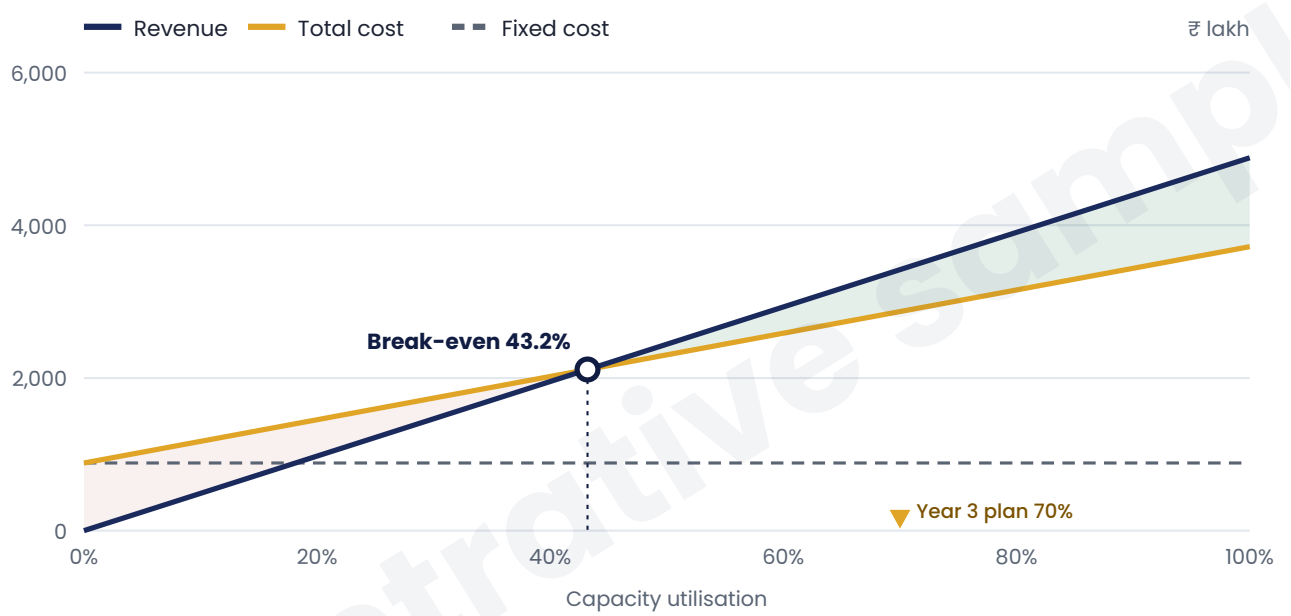

DSCR by year. A ratio above 1.00 means cash accruals cover the term loan instalments.

Illustrative sample

# 18 Break-even analysis

The unit needs to run at 43.2% 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%.

| 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 | 2,931.39 | 3,175.67 | 3,419.96 | 3,664.24 | 3,908.52 |
| Variable costs | 1,699.79 | 1,841.44 | 1,983.10 | 2,124.74 | 2,266.38 |
| **Contribution** | **1,231.60** | **1,334.23** | **1,436.86** | **1,539.50** | **1,642.14** |
| Fixed costs (incl. depreciation and interest) | 957.44 | 922.10 | 886.91 | 854.21 | 823.15 |
| Break-even as % of installed capacity | 46.6 | 44.9 | 43.2 | 41.6 | 40.1 |
| Cash break-even as % of installed capacity | 33.1 | 33.2 | 33.0 | 32.7 | 32.3 |
| Break-even sales | 2,278.85 | 2,194.74 | 2,110.99 | 2,033.15 | 1,959.21 |




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 2.11 or better in every year, and the debt-equity ratio falls from 2.24 at the end of Year 1 to 0.22 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 | 2.11 | 2.78 | 3.52 | 4.34 | 5.22 |
| Quick ratio | 1.67 | 2.31 | 3.03 | 3.82 | 4.68 |
| Debt-equity ratio (term loan / net worth) | 2.24 | 1.36 | 0.80 | 0.45 | 0.22 |
| Total outside liabilities / net worth | 2.80 | 1.76 | 1.10 | 0.67 | 0.39 |
| Interest coverage ratio | 2.19 | 2.97 | 4.02 | 5.51 | 7.92 |
| DSCR | 2.21 | 1.73 | 1.83 | 1.94 | 2.05 |
| Gross profit margin (%) | 35.5 | 35.9 | 36.2 | 36.4 | 36.6 |
| Operating profit (EBITDA) margin (%) | 26.7 | 27.2 | 27.6 | 27.9 | 28.1 |
| Net profit margin (%) | 7.0 | 9.7 | 12.1 | 14.0 | 15.7 |
| Return on capital employed (%) | 17.6 | 21.1 | 23.7 | 25.3 | 26.1 |
| Break-even (% of installed capacity) | 46.6 | 44.9 | 43.2 | 41.6 | 40.1 |

# 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 ₹315 per square metre, excluding GST, held constant through the projection.
- Raw materials at 30.6% of sales, packing materials at 6.6%, power and fuel at 14.7%, and selling and distribution at 6.2%.
- 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, 3 days of work in progress, 20 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 72 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

The model shows that a vitrified floor tiles unit sized at 4,700 square metres per day can be financed 75:25 by a bank and its promoter, service its loan with an average DSCR of 1.95, and return about 16.6% a year on a project cost of ₹2,471.84 lakh. These are sample figures. A real project needs a report built on its own site, quotations and market.

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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.

Illustrative sample

# A Annexure: monthly loan repayment schedule

Term loan of ₹1,853.88 lakh at 10.5% a year. Amounts in ₹ lakh.

| No. | Month | Opening balance | Interest | Principal | Instalment | Closing balance |
|---|---|---|---|---|---|---|
| 1 | Apr 2027 | 1,853.88 | 16.22 | – | 16.22 | 1,853.88 |
| 2 | May 2027 | 1,853.88 | 16.22 | – | 16.22 | 1,853.88 |
| 3 | Jun 2027 | 1,853.88 | 16.22 | – | 16.22 | 1,853.88 |
| 4 | Jul 2027 | 1,853.88 | 16.22 | – | 16.22 | 1,853.88 |
| 5 | Aug 2027 | 1,853.88 | 16.22 | – | 16.22 | 1,853.88 |
| 6 | Sep 2027 | 1,853.88 | 16.22 | – | 16.22 | 1,853.88 |
| 7 | Oct 2027 | 1,853.88 | 16.22 | 18.59 | 34.81 | 1,835.29 |
| 8 | Nov 2027 | 1,835.29 | 16.06 | 18.76 | 34.81 | 1,816.53 |
| 9 | Dec 2027 | 1,816.53 | 15.89 | 18.92 | 34.81 | 1,797.61 |
| 10 | Jan 2028 | 1,797.61 | 15.73 | 19.08 | 34.81 | 1,778.53 |
| 11 | Feb 2028 | 1,778.53 | 15.56 | 19.25 | 34.81 | 1,759.28 |
| 12 | Mar 2028 | 1,759.28 | 15.39 | 19.42 | 34.81 | 1,739.86 |
| 13 | Apr 2028 | 1,739.86 | 15.22 | 19.59 | 34.81 | 1,720.27 |
| 14 | May 2028 | 1,720.27 | 15.05 | 19.76 | 34.81 | 1,700.50 |
| 15 | Jun 2028 | 1,700.50 | 14.88 | 19.93 | 34.81 | 1,680.57 |
| 16 | Jul 2028 | 1,680.57 | 14.70 | 20.11 | 34.81 | 1,660.46 |
| 17 | Aug 2028 | 1,660.46 | 14.53 | 20.28 | 34.81 | 1,640.18 |
| 18 | Sep 2028 | 1,640.18 | 14.35 | 20.46 | 34.81 | 1,619.71 |
| 19 | Oct 2028 | 1,619.71 | 14.17 | 20.64 | 34.81 | 1,599.07 |
| 20 | Nov 2028 | 1,599.07 | 13.99 | 20.82 | 34.81 | 1,578.25 |
| 21 | Dec 2028 | 1,578.25 | 13.81 | 21.00 | 34.81 | 1,557.25 |
| 22 | Jan 2029 | 1,557.25 | 13.63 | 21.19 | 34.81 | 1,536.06 |
| 23 | Feb 2029 | 1,536.06 | 13.44 | 21.37 | 34.81 | 1,514.68 |
| 24 | Mar 2029 | 1,514.68 | 13.25 | 21.56 | 34.81 | 1,493.12 |
| 25 | Apr 2029 | 1,493.12 | 13.06 | 21.75 | 34.81 | 1,471.37 |
| 26 | May 2029 | 1,471.37 | 12.87 | 21.94 | 34.81 | 1,449.43 |
| 27 | Jun 2029 | 1,449.43 | 12.68 | 22.13 | 34.81 | 1,427.30 |
| 28 | Jul 2029 | 1,427.30 | 12.49 | 22.33 | 34.81 | 1,404.98 |
| 29 | Aug 2029 | 1,404.98 | 12.29 | 22.52 | 34.81 | 1,382.46 |
| 30 | Sep 2029 | 1,382.46 | 12.10 | 22.72 | 34.81 | 1,359.74 |
| 31 | Oct 2029 | 1,359.74 | 11.90 | 22.92 | 34.81 | 1,336.82 |
| 32 | Nov 2029 | 1,336.82 | 11.70 | 23.12 | 34.81 | 1,313.71 |
| 33 | Dec 2029 | 1,313.71 | 11.49 | 23.32 | 34.81 | 1,290.39 |
| 34 | Jan 2030 | 1,290.39 | 11.29 | 23.52 | 34.81 | 1,266.87 |
| 35 | Feb 2030 | 1,266.87 | 11.09 | 23.73 | 34.81 | 1,243.14 |
| 36 | Mar 2030 | 1,243.14 | 10.88 | 23.94 | 34.81 | 1,219.20 |
| 37 | Apr 2030 | 1,219.20 | 10.67 | 24.15 | 34.81 | 1,195.05 |
| 38 | May 2030 | 1,195.05 | 10.46 | 24.36 | 34.81 | 1,170.70 |
| 39 | Jun 2030 | 1,170.70 | 10.24 | 24.57 | 34.81 | 1,146.13 |

Illustrative sample

| No. | Month | Opening balance | Interest | Principal | Instalment | Closing balance |
|---|---|---|---|---|---|---|
| 40 | Jul 2030 | 1,146.13 | 10.03 | 24.79 | 34.81 | 1,121.34 |
| 41 | Aug 2030 | 1,121.34 | 9.81 | 25.00 | 34.81 | 1,096.34 |
| 42 | Sep 2030 | 1,096.34 | 9.59 | 25.22 | 34.81 | 1,071.12 |
| 43 | Oct 2030 | 1,071.12 | 9.37 | 25.44 | 34.81 | 1,045.68 |
| 44 | Nov 2030 | 1,045.68 | 9.15 | 25.66 | 34.81 | 1,020.01 |
| 45 | Dec 2030 | 1,020.01 | 8.93 | 25.89 | 34.81 | 994.12 |
| 46 | Jan 2031 | 994.12 | 8.70 | 26.12 | 34.81 | 968.01 |
| 47 | Feb 2031 | 968.01 | 8.47 | 26.34 | 34.81 | 941.66 |
| 48 | Mar 2031 | 941.66 | 8.24 | 26.57 | 34.81 | 915.09 |
| 49 | Apr 2031 | 915.09 | 8.01 | 26.81 | 34.81 | 888.28 |
| 50 | May 2031 | 888.28 | 7.77 | 27.04 | 34.81 | 861.24 |
| 51 | Jun 2031 | 861.24 | 7.54 | 27.28 | 34.81 | 833.96 |
| 52 | Jul 2031 | 833.96 | 7.30 | 27.52 | 34.81 | 806.45 |
| 53 | Aug 2031 | 806.45 | 7.06 | 27.76 | 34.81 | 778.69 |
| 54 | Sep 2031 | 778.69 | 6.81 | 28.00 | 34.81 | 750.69 |
| 55 | Oct 2031 | 750.69 | 6.57 | 28.25 | 34.81 | 722.44 |
| 56 | Nov 2031 | 722.44 | 6.32 | 28.49 | 34.81 | 693.95 |
| 57 | Dec 2031 | 693.95 | 6.07 | 28.74 | 34.81 | 665.21 |
| 58 | Jan 2032 | 665.21 | 5.82 | 28.99 | 34.81 | 636.22 |
| 59 | Feb 2032 | 636.22 | 5.57 | 29.25 | 34.81 | 606.97 |
| 60 | Mar 2032 | 606.97 | 5.31 | 29.50 | 34.81 | 577.47 |
| 61 | Apr 2032 | 577.47 | 5.05 | 29.76 | 34.81 | 547.70 |
| 62 | May 2032 | 547.70 | 4.79 | 30.02 | 34.81 | 517.68 |
| 63 | Jun 2032 | 517.68 | 4.53 | 30.28 | 34.81 | 487.40 |
| 64 | Jul 2032 | 487.40 | 4.26 | 30.55 | 34.81 | 456.85 |
| 65 | Aug 2032 | 456.85 | 4.00 | 30.82 | 34.81 | 426.03 |
| 66 | Sep 2032 | 426.03 | 3.73 | 31.09 | 34.81 | 394.95 |
| 67 | Oct 2032 | 394.95 | 3.46 | 31.36 | 34.81 | 363.59 |
| 68 | Nov 2032 | 363.59 | 3.18 | 31.63 | 34.81 | 331.96 |
| 69 | Dec 2032 | 331.96 | 2.90 | 31.91 | 34.81 | 300.05 |
| 70 | Jan 2033 | 300.05 | 2.63 | 32.19 | 34.81 | 267.86 |
| 71 | Feb 2033 | 267.86 | 2.34 | 32.47 | 34.81 | 235.39 |
| 72 | Mar 2033 | 235.39 | 2.06 | 32.75 | 34.81 | 202.63 |
| 73 | Apr 2033 | 202.63 | 1.77 | 33.04 | 34.81 | 169.59 |
| 74 | May 2033 | 169.59 | 1.48 | 33.33 | 34.81 | 136.26 |
| 75 | Jun 2033 | 136.26 | 1.19 | 33.62 | 34.81 | 102.64 |
| 76 | Jul 2033 | 102.64 | 0.90 | 33.92 | 34.81 | 68.72 |
| 77 | Aug 2033 | 68.72 | 0.60 | 34.21 | 34.81 | 34.51 |
| 78 | Sep 2033 | 34.51 | 0.30 | 34.51 | 34.81 | – |

Illustrative sample