Industrial Township

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Introduction

Industrial development is key to the development of the State. Now a days the rate of urbanization increases. Due to the increase rate of urbanization many problems are arises. To overcome the challenges of urbanization by proposing housing facility with employment opportunity. Integrated township through the concept of sustainability is the solution to overcome these challenges. Sustainability is the approach to develop city by taking consideration of environmental aspects.
The basic working principle is to integrate the ecological, social and economic aspects of sustainability in all sectors and enables its residents to live a good quality of life. Therefore, in search of better living environment and housing at affordable prices there is a large demand for development of self-contained integrated township projects in the fringe area around the large cities.

Industrial Township provides facilities like, parks, community halls, library, shopping centers, banks, post offices etc. In the Indian context, an “Industrial Park” means a project in which plots of developed space or built up space or a combination with common facilities and quality infrastructure facilities is developed and made available to the units for the purposes of industrial activities or commercial activities.
Basic Features of a Township Are:

- Road Network
- Residential Zone
- Common Facilities
- Services
- Open space
Industrial parks can be a valuable instrument to increase regional and national industrial competitiveness, as well as to arrest negative externalities associated with urban congestion and ‘brain drain’. They provide an institutional framework, modern administrative services and a physical infrastructure that may not be available elsewhere in the country. They are also designed to meet the needs of industrial enterprises in a particular region or community by offering modern business development services, such as information and telecommunications.
Proposed Infrastructure

The proposed project is an Industrial Township. It comprises of Industries, Residential & Commercial buildings.

The proposed Industrial Township are:

- Electronics,
- Telecom equipment manufacturing
- Heavy Engineering and ancillary industry,
- Healthcare based Industries including Pharmaceuticals
- Warehouse
- Fire brigade
- Business Centre
- Builder’s office
- ETP
- Residential area
- Commercial area
- Drinking water Management
- Sewerage System
- Industrial Waste Management
- Solid Waste Management
- Power Requirement and Supply
Industrial development is one of the important drivers of economic growth in India. India is targeting industrial growth rate of 12 to 14% in the medium run and contribution of industrial sector to national GDP by 25% creating 100 million additional jobs by 2022. India seeks to create a strong economic base with a globally competitive environment and state-of-the-art infrastructure to activate local commerce, enhance investments and attain sustainable development.
The key features of the industrial parks development in India are:

- Status of the industrial parks sector varies from State to State, wherein states like Maharashtra, Gujarat, AP, Tamil Nadu, etc. have made significant progress in promoting industrial parks / estates.

- The approaches relating to development, administration, regulation, etc. of industrial parks also vary according to the political and developmental compulsions faced by the individual States.
• Primarily, the industrial parks have been promoted by the government and its agencies with minimal private sector participation (PSP). PSP in industrial parks has met with partial success in India and that too has primarily been restricted to the IT parks.

• Often, the decision to set-up an industrial park reflects the political and social objectives of the government. With parks throughout the State normally under a single agency, typically the SIDC, the revenues from parks at industrially forward locations are used to cross-subsidies the parks in the backward areas.

• Industrial parks in India often suffer from inadequate maintenance, and lack professional management.
Today, the industrial development in India is seen in the form of industrial estates, special economic zones, specialized industrial parks, investment zones, NIMZs (National Investment and Manufacturing Zones), special investment regions, PCPIRs (Petroleum, Chemicals and Petro Chemical Investment Regions) and industrial corridors. India is planning to build a pentagon of industrial corridors across the country to boost manufacturing and to project India as a global manufacturing destination of the World.

Due to increase of Industries which lies mostly in the outskirts of the city, the employees of the industry prefer housing complex with basic amenities near their work place itself. Hence there is tremendous scope for such projects in near future.
# Project at a Glance

## Cost of Project

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<th>Proposed</th>
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## Means of Finance

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**Note:** The table shows the cost breakdown and means of finance for the project.
## Project at a Glance

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<th>Retained Earnings</th>
<th>Payout</th>
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## Project at a Glance

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<th>Debt / Deposits Debt</th>
<th>Equities as Equities</th>
<th>Total Net Worth</th>
<th>Return on Net Worth</th>
<th>Profitability Ratio</th>
<th>Assets Turnover Ratio</th>
<th>Current Ratio</th>
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<tr>
<td>Individually</td>
<td>Cumulative</td>
<td>Overall</td>
<td>(Number of times)</td>
<td>(Number of times)</td>
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<td>%</td>
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<td>88.02%</td>
<td>85.92%</td>
<td>54.34%</td>
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## Project at a Glance

### BEP

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<td>Cash BEP (% of Installed Capacity)</td>
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<tr>
<td>Total BEP (% of Installed Capacity)</td>
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<tr>
<td>IRR, PAYBACK and FACR</td>
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<tr>
<td>Internal Rate of Return (In %age)</td>
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<tr>
<td>Payback Period of the Project is (In Years)</td>
<td>2 Years 2 Months</td>
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<tr>
<td>Fixed Assets Coverage Ratio (No. of times)</td>
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</table>
1. What is Industrial Township industry?

2. How has the Industrial Township performed so far and how will it perform in the coming years?

3. What is the Project Feasibility of Industrial Township Plant?

4. What are the requirements of Working Capital for setting up Industrial Township?
5. What is the structure of the Industrial Township and who are the key/major players?

6. What is the total project cost for setting up Industrial Township?

7. What are the operating costs for setting up Industrial Township?

8. What are the machinery and equipment requirements for setting up Industrial Township?
9. Who are the Suppliers and Manufacturers of Plant & Machinery for setting up Industrial Township?

10. What are the requirements of raw material for setting up Industrial Township?

11. Who are the Suppliers and Manufacturers of Raw materials for setting up Industrial Township?

12. What is the Plant Layout for setting up Industrial Township?
13. What is the total size of land required for setting up Industrial Township?

14. What will be the income and expenditures for Industrial Township?

15. What are the Projected Balance Sheets of Industrial Township?

16. What are the requirement of utilities and overheads for setting up Industrial Township?

17. What is the Built up Area Requirement and cost for setting up Industrial Township?
18. What are the Personnel (Manpower) Requirements for setting up Industrial Township?

19. What is the Market Study and Assessment for setting up Industrial Township?

20. What is the time required to break-even of Industrial Township?

21. What is the Break-Even Analysis of Industrial Township?

22. What are the Project financials of Industrial Township?
23. What are the Profitability Ratios of Industrial Township?

24. What is the Sensitivity Analysis-Price/Volume of Industrial Township?

25. What are the Projected Pay-Back Period and IRR of Industrial Township?

26. What is the Process Flow Sheet Diagram of Industrial Township?

27. What are the Market Opportunities for setting up Industrial Township?
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      1.1.2. Demographic
      1.1.3. History
      1.1.4. Rainfall & Climate
      1.1.5. Economy
      1.1.6. Education
      1.1.7. Transportation
      1.1.8. Industry at a Glance
      1.1.9. Map

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4. **PROJECT VISION**

5. **ADVANTAGES OF INDUSTRIAL PARKS**

6. **PROPOSED INFRASTRUCTURE**

7. **REGULATIONS OF NATIONAL BUILDING CODE OF INDIA**

8. **B.I.S. SPECIFICATIONS**

   8.1. IS 1944 : PART 6~CODE OF PRACTICE FOR LIGHTING OF PUBLIC THOROUGHFARE: PART 6 LIGHTING FOR TOWNS AND CITY CENTRES AND AREAS OF CIVIC IMPORTANCE (GROUP E).
IS 4954~RECOMMENDATIONS FOR NOISE ABATEMENT IN TOWN PLANNING

MARKET SURVEY
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9.2. GOVERNMENT INITIATIVES

10. FINANCIALS & COMPARISON OF MAJOR INDIAN PLAYERS/COMPANIES
10.1. ABOUT FINANCIAL STATEMENTS OF CMIE DATABASE
10.2. PROFITS & APPROPRIATIONS
10.3. TOTAL LIABILITIES
10.4. TOTAL ASSETS
10.5. NET CASH FLOW FROM OPERATING ACTIVITIES
10.6. SECTION – I
10.6.1. Name of Company with Contact Details
10.6.2. Name of Director(S)
10.6.3. Credit Ratings
10.6.4. Plant Capacity
10.6.5. Name of Raw Material(S) Consumed With Quantity & Cost
10.7. SECTION – II
10.7.1. Assets
10.7.2. Cash Flow
10.7.3. Growth in Assets & Liabilities
10.7.4. Growth in Income & Expenditure
10.7.5. Income & Expenditure
10.7.6. Liabilities
10.7.7. Liquidity Ratios
10.7.8. Profitability Ratio
10.7.9. Profits
10.7.10. Return Ratios
10.7.11. Structure of Assets & Liabilities (%)
10.7.12. Working Capital & Turnover Ratios

11. COMPANY PROFILE OF MAJOR PLAYERS

12. PRESENT PLAYERS OF INDUSTRIAL TOWNSHIP

13. ROLE OF ARCHITECTURE IN TOWNSHIP PROJECT

14. PROJECT COMPONENTS
14.1. TECHNICAL INFRASTRUCTURE
14.2. ENVIRONMENTAL INFRASTRUCTURE
14.3. SOCIAL INFRASTRUCTURE
14.4. INDUSTRIAL PARK DEVELOPMENT

15. TECHNICAL INFRASTRUCTURE
15.1. BUSINESS INFRASTRUCTURE
15.2. BUILDING ARCHITECTURE

16. ENVIRONMENTAL INFRASTRUCTURE
16.1. AIR ENVIRONMENT
16.2. WATER ENVIRONMENT
16.3. RAINWATER HARVESTING SYSTEM

17. SOCIAL INFRASTRUCTURE
17.1. TYPES OF SOCIAL INFRASTRUCTURE

18. CURRENT SYSTEM OF PLANNING OF INDUSTRIAL PARKS IN INDIA

19. RESIDENTIAL INFRASTRUCTURE

19.1. ESSENTIAL ELEMENTS OF A TOWNSHIP
19.2. BIG ATTRACTION

20. SHOPPING MALL INFRASTRUCTURE

21. PARK AND OPEN SPACE
21.1. IMPORTANT LANDSCAPE CHARACTERISTIC
21.2. GENERAL DESIGN GUIDELINES

22. SAFETY & SECURITY
22.1. HEALTH AND SAFETY
22.2. SAFETY PLAN
22.3. FIRE SAFETY

23. BASIC INFRASTRUCTURE

24. WATER TREATMENT PLANT
24.1. RAW WATER TREATMENT SYSTEMS
24.2. COAGULATION AND FLOCCULATION
24.3. PRESSURE FILTERS
24.4. REVERSE OSMOSIS
24.5. ULTRAFILTRATION

25. SEWAGE TREATMENT PLANT

25.1. ANAEROBIC SEWAGE TREATMENT
25.2. AEROBIC SEWAGE TREATMENT
25.2.1. Primary Treatment
25.2.2. Secondary Treatment
25.2.3. Tertiary Treatment

26. SEWAGE TREATMENT PROCESS

27. ADDRESSES OF ARCHITECTURE

28. ADDRESSES OF BUILDER CONTRACTORS

29. ADDRESSES OF BATHROOM FITTINGS

30. INDUSTRIAL TOWNSHIP RELATED PHOTOGRAPHS FOR REFERENCES

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- Project at a Glance
- Assumptions for Profitability workings
- Plant Economics
- Production Schedule
- Land & Building

Annexure

1. Assumptions for Profitability workings
2. Plant Economics
3. Production Schedule
4. Land & Building
   Factory Land & Building
   Site Development Expenses
- **Plant & Machinery**
  - Indigenous Machineries
  - Other Machineries (Miscellaneous, Laboratory etc.)

- **Other Fixed Assets**
  - Furniture & Fixtures
  - Pre-operative and Preliminary Expenses
  - Technical Knowhow
  - Provision of Contingencies

- **Working Capital Requirement Per Month**
  - Raw Material
  - Packing Material
  - Lab & ETP Chemical Cost
  - Consumable Store
- Overheads Required Per Month and Per Annum
- Utilities & Overheads (Power, Water and Fuel Expenses etc.)
- Royalty and Other Charges
- Selling and Distribution Expenses

- Salary and Wages

- Turnover Per Annum

- Share Capital
  - Equity Capital
  - Preference Share Capital
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• Annexure 2 :: Profitability and Net Cash Accruals

- Revenue/Income/Realisation
- Expenses/Cost of Products/Services/Items
- Gross Profit
- Financial Charges
- Total Cost of Sales
- Net Profit After Taxes
- Net Cash Accruals
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  ▪ Current Assets
  ▪ Gross Working Capital
  ▪ Current Liabilities
  ▪ Net Working Capital
  ▪ Working Note for Calculation of Work-in-process

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- RONW (Average of Share Capital)
- ROI (Average of Total Assets)

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- Earnings Per Share (EPS)
- Debt Equity Ratio
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- Variable Cost & Expenses
- Semi-Variable/Semi-Fixed Expenses
- Profit Volume Ratio (PVR)
- Fixed Expenses / Cost
- B.E.P
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- Resultant N.P.B.T
- Resultant D.S.C.R
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- Resultant DER
- Resultant ROI
- Resultant BEP
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  • Equity Capital
  • Preference Share Capital
• Annexure 13 :: Quantitative Details-Output/Sales/Stocks
  • Determined Capacity P.A of Products/Services
  • Achievable Efficiency/Yield % of Products/Services/Items
  • Net Usable Load/Capacity of Products/Services/Items
  • Expected Sales/ Revenue/ Income of Products/ Services/ Items
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• Annexure 30 :: Depreciation Charges – as per Books (P & M)
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#Industrial_Township, #Integrated_Industrial_Township_Project, #Setting_up_of_Industrial_Townships, Integrated Industrial Townships, #Township_Project, #Industrial_Township_Development, Industrial Parks, #Residential, Commercial & Industrial Township Projects, Industrial Township in India, Industrial Development, Industrial Plots, #Residential_Appartment, #Detailed_Project_Report_on_Industrial_Township, Project Report on Industrial Township, Pre-Investment Feasibility Study on Industrial Township, Techno-Economic feasibility study on Industrial Township, #Feasibility_report_on_Industrial_Township, Free Project Profile on Industrial Township, #Project_profile_on_Industrial_Township, Download free project profile on Industrial Township
Niir Project Consultancy Services (NPCS) can provide Detailed Project Report on **Industrial Township**

See more

https://bit.ly/2xRLq8P
Contact us

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