How to Start a Hotel
(4 Star Hotel, Hospitality Industry)
One of the fastest growing sectors of the economy of our time is the hotel industry. The hotel industry alone is a multi-billion dollar and growing enterprise. It is exciting, never boring and offer unlimited opportunities. The hotel industry is diverse enough for people to work in different areas of interest and still be employed within the hotel industry.
This trend is not just in India, but also globally. Modern hotels provide refined services to their guests. The customers or guests are always right. This principle necessitated application of management principles in the hotel industry and the hotel professionals realized the instrumentality of marketing principles in managing the hotel industry.
Hotel is an establishment that provides lodging and usually meals and other services for travellers and other paying guests. It provides paid lodging, usually on a short-term basis. Hotels often provide a number of additional guest services such as a restaurant, laundry, a swimming pool or child care. Some hotels have conference services and meeting rooms.
and encourage groups to hold conventions, functions and meetings at their location. Hotels are found in almost all the cities. Hotels operate twenty four hours a day, seven days a week. The principal factor that determines the guest attitude towards a hotel is service although other amenities such as room, food and beverages are of equal importance a tangible determinants.
Few Indian Major Players are as under

- 18Th Step Resorts Pvt. Ltd.
- Advani Hotels & Resorts (India) Ltd.
- Adyar Gate Hotels Ltd.
- Balaji Amines Ltd.
- Bekal Resorts Devp. Corpn. Ltd.
- Benares Hotels Ltd.
- Best Eastern Hotels Ltd.
- Bona Sera Hotels Ltd.
- Budget Hotels Ltd.
- Chalet Hotels Pvt. Ltd.
- Express Resorts & Hotels Ltd.
- Jungle Lodges & Resorts Ltd.
- Mayank Hotels Ltd.
- Neotech Solutions & Securities Ltd.
- Oasis Hotels Ltd.
- Om Metals Infraprojects Ltd.
- Pai Vaibhav Hotels (India) Pvt. Ltd.
- Prajay Engineers Syndicate Ltd.
- Presidency Leisure Ltd.
- Ras Resorts & Apart Hotels Ltd.
- Sahara Hospitality Ltd.
## COST OF PROJECT

<table>
<thead>
<tr>
<th>Particulars</th>
<th>Existing</th>
<th>Proposed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land &amp; Site Development Exp.</td>
<td>0.00</td>
<td>63.00</td>
<td>63.00</td>
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<tr>
<td>Buildings</td>
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<td>526.20</td>
<td>526.20</td>
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<tr>
<td>Plant &amp; Machineries</td>
<td>0.00</td>
<td>162.63</td>
<td>162.63</td>
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<tr>
<td>Motor Vehicles</td>
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<td>Office Automation Equipments</td>
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<td>Technical Knowhow Fees &amp; Exp.</td>
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<tr>
<td>Franchise &amp; Other Deposits</td>
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<tr>
<td>Preliminary &amp; Pre-operative Exp</td>
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<td>Provision for Contingencies</td>
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<tr>
<td>Margin Money - Working Capital</td>
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<td><strong>TOTAL</strong></td>
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## MEANS OF FINANCE

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<th>Particulars</th>
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<td>Other Type Share Capital</td>
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<td>Reserves &amp; Surplus</td>
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<td>Long/Medium Term Borrowings</td>
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<td>Unsecured Loans / Deposits</td>
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**TOTAL** 0.00 987.60 987.60
## PROJECT AT A GLANCE

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<th>Year</th>
<th>Annualised</th>
<th>Book Value</th>
<th>Debt</th>
<th>Dividend</th>
<th>Retained Earnings</th>
<th>Payout</th>
<th>Probable Market Price</th>
<th>P/E Ratio</th>
<th>Yield Price/Book Value</th>
<th>No.of Times</th>
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<td>EPS</td>
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<td>Per Share</td>
<td>Per Share</td>
<td>Per Share</td>
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<td>Rs</td>
<td>Rs</td>
<td>Rs</td>
<td>Rs</td>
<td>%</td>
<td>Rs</td>
<td>%</td>
<td>Rs</td>
<td>%</td>
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<td>Year</td>
<td>D. S. C. R.</td>
<td>Debt / Deposit Debt</td>
<td>Equity as Equity</td>
<td>Total Net Worth</td>
<td>Return on Net Worth</td>
<td>Profitability Ratio</td>
<td>Assets Turnover Ratio</td>
<td>Current Ratio</td>
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<td>------</td>
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<td>---------------------</td>
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<tr>
<td></td>
<td>Individu</td>
<td>Cumulative Overall</td>
<td></td>
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<tr>
<td></td>
<td>(Number of times)</td>
<td>(Number of times)</td>
<td>%</td>
<td>%</td>
<td>%</td>
<td>%</td>
<td>%</td>
<td>%</td>
<td>%</td>
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<td>0.84</td>
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<td>1.72</td>
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<td>20.14%</td>
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<td>0.09</td>
<td>41.84%</td>
<td>34.39%</td>
<td>21.75%</td>
<td>1385.29</td>
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## PROJECT AT A GLANCE

<table>
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<th>BEP</th>
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<tr>
<td>BEP - Maximum Utilisation Year</td>
<td>5</td>
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<tr>
<td>Cash BEP (% of Installed Capacity)</td>
<td>52.60%</td>
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<tr>
<td>Total BEP (% of Installed Capacity)</td>
<td>57.07%</td>
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## IRR, PAYBACK and FACR

<p>| | |</p>
<table>
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<tbody>
<tr>
<td>Internal Rate of Return (In %age)</td>
<td>23.74%</td>
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<tr>
<td>Payback Period of the Project is (In Years)</td>
<td>2 Years 4 Months</td>
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<tr>
<td>Fixed Assets Coverage Ratio (No. of times)</td>
<td>3.035</td>
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</tbody>
</table>
1. How to open/start a New Hotel?
2. How to establish a Hotel?
3. What is the Project Feasibility of a Hotel?
4. What are the requirements of Working Capital for setting up a Hotel?
5. What is the structure of the Hotel and who are the key/major players?
6. What is the total project cost for starting a Hotel?

7. What are the operating costs for setting up a Hotel?

8. What are the Infrastructure requirements for setting up a Hotel?

9. Who are the Suppliers and Manufacturers of equipment, Furniture for setting up a Hotel?
10. What is the total size of land required for setting up a Hotel?

11. What will be the income and expenditures for a Hotel Project?

12. What are the Projected Balance Sheets of a Hotel Services?

13. What are the requirement of utilities and overheads for setting up a Hotel?
11. What is the Built up Area Requirement and cost for setting up a Hotel?

12. What are the Personnel (Manpower), Staff Requirements for setting up a Hotel?

16. What is the time required to break-even?

17. What is the Break-Even Analysis of a Hotel?
18. What are the Project financials of a Hotel?
19. What are the Profitability Ratios of a Hotel?
20. What is the Sensitivity Analysis-Price/Volume of a Hotel?
21. What is the Projected Pay-Back Period and IRR of a Hotel?
22. What are the Market Opportunities for setting up a Hotel?

23. What is the Market Study and Assessment for setting up a Hotel?

24. What is the Plant Layout for setting up a Hotel?

25. What is the procedure to open a new Hotel in India?
Table of Contents of the Project Report
1. PROJECT LOCATION

1.1. District Profile & Geotechnical Site Characterization

1.1.1. General Characteristics of the District
1.1.2. Location & Geographical Area
1.1.3. Topography
1.1.4. Administrative set up
1.1.5. Map
1.1.6. Industry at a Glance
1.1.7. Existing Micro & Small Enterprises in the District
1.1.8. Large & Medium Scale/Public Sector Undertakings
1.1.9. List of Large & Medium Scale/Public Sector Undertakings
1.1.10. Potential for New MSMEs
2. INTRODUCTION

3. DEVELOPMENT AND GROWTH OF HOTEL INDUSTRY IN INDIA
   3.1. Hotel Industry In Medieval Period
   3.2. Mussafir Khanas And Sarais
   3.3. Emergence Of Hotels In India
   3.4. Formation Of Three Corporations And Itdc

4. IMPORTANCE OF HOTELS

5. HOTEL AS A SERVICE PROVIDER IN THE MODERN DAY
6. GENERAL CLASSIFICATION OF HOTEL INDUSTRY
   6.1. Classifications Of Hotels
   6.2. Classification According To Facilities And Amenities
   6.3. On The Basis Of Standards
   6.4. On The Basis Of Nature

7. USERS OF HOTEL INDUSTRY

8. GUIDELINES FOR APPROVAL OF HOTELS
   8.1. Approval At Project Level
8.2. Apartment Hotel – Classification / Reclassification Guidelines
8.3. Checklist For Star Hotels

9. MARKET SURVEY
9.1. Growth Of Tourism And Hospitality In India
9.2. Growth Drivers
9.3. Foreign Investors
9.4. Indian Hotel Industry Performance – Country Trends

10. MAJOR HOTEL GROUPS IN INDIA
11. FINANCIALS & COMPARISON OF MAJOR INDIAN PLAYERS/COMPANIES

11.1. About Financial Statements Of CMIE Database

11.2. Profits & Appropriations

11.3. Total Liabilities

11.4. Total Assets

11.5. Net Cash Flow From Operating Activities

11.6. Section – I

11.6.1. Name of Company with Contact Details

11.6.2. Name of Director(S)

11.6.3. Plant Capacity

11.6.4. Location of Plant
11.6.5. Name of Raw Material(S) Consumed With Quantity & Cost

11.7. Section – II

11.7.1. Assets
11.7.2. Cash Flow
11.7.3. Cost as % Ge of Sales
11.7.4. Forex Transaction
11.7.5. Growth in Assets & Liabilities
11.7.6. Growth in Income & Expenditure
11.7.7. Income & Expenditure
11.7.8. Liabilities
11.7.9. Liquidity Ratios
11.7.10. Profitability Ratio
11.7.11. Profits
11.7.12. Return Ratios
11.7.13. Structure of Assets & Liabilities (%)
11.7.14. Working Capital & Turnover Ratios

12. ONLINE BOOKING SYSTEM
   12.1. Proposed Solution
   12.2. Project Planning & Control
   12.3. Documentation Standards:
   12.4. Programming Standards:
   12.5. Work Break Down Structure (WBS)
13. DIFFERENT DEPARTMENTS IN HOTELS
   13.1. Core Functioning Department
   13.2. Support Department (Cost Centres)

14. FRONT OFFICE DEPARTMENT
   14.1. Front Office Functions
   14.2. Front Office Organisation
   14.3. Front Office Organisation Chart
   14.4. Duties & Responsibilities Of Front Office Staff
   14.5. Front Office Desk Layout
   14.6. Front Office Equipments And Furniture’s
15. ORGANISATIONAL STRUCTURE OF HOUSEKEEPING DEPARTMENT

15.1. Importance Of Housekeeping
15.2. Functions Of Housekeeping

16. DUTIES AND RESPONSIBILITIES OF RESTAURANT STAFF

16.1. Food And Beverage Manager
16.2. Assistant Food And Beverage Manager
16.3. Restaurant Manager
16.4. Bar Manager
16.5. Other Staff Designations At Various Levels
17. LAUNDRY DEPARTMENT
17.1. Process Of Laundering
17.2. Layout Of A Laundry
17.3. Laundry Procedures

18. SAFETY AND SECURITY
18.1. Safety And Security Measures
18.2. Handling Security Threats

19. SUPPLIERS OF MACHINERY & EQUIPMENTS
19.1. Hotel Furniture Suppliers
20. SUPPLIERS OF RAW MATERIAL

21. HOTEL, MACHINERY & EQUIPMENTS PHOTOGRAPHS

22. HOTEL SAMPLE LAYOUT

23. QUOTATION OF PLANT, MACHINERY AND EQUIPMENTS FROM SUPPLIER
Project Financials

- Project at a Glance
- Assumptions for Profitability workings
- Plant Economics
- Production Schedule
- Land & Building
- Factory Land & Building
- Site Development Expenses
• **Plant & Machinery** .................................5
  Indigenous Machineries
  Other Machineries (Miscellaneous, Laboratory etc.)

• **Other Fixed Assets** .................................6
  Furniture & Fixtures
  Pre-operative and Preliminary Expenses
  Technical Knowhow
  Provision of Contingencies

• **Working Capital Requirement Per Month** ..................7
  Raw Material
  Packing Material
  Lab & ETP Chemical Cost
  Consumable Store
• Overheads Required Per Month and Per Annum………………………………………8
  Utilities & Overheads (Power, Water and Fuel Expenses etc.)
  Royalty and Other Charges
  Selling and Distribution Expenses

• Salary and Wages ……………………………………………………………………………9

• Turnover Per Annum ………………………………………………………………………10

• Share Capital………………………………………………………………………………11
  Equity Capital
  Preference Share Capital
• Annexure 1 :: Cost of Project and Means of Finance

• 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
• Annexure 3 :: Assessment of Working Capital requirements
  - Current Assets
  - Gross Working Capital
  - Current Liabilities
  - Net Working Capital
  - Working Note for Calculation of Work-in-process

• Annexure 4 :: Sources and Disposition of Funds
• **Annexure 5 :: Projected Balance Sheets**
  - ROI (Average of Fixed Assets)
  - RONW (Average of Share Capital)
  - ROI (Average of Total Assets)

• **Annexure 6 :: Profitability Ratios**
  - D.S.C.R
  - Earnings Per Share (EPS)
  - Debt Equity Ratio
• Annexure 7 :: Break-Even Analysis

- Variable Cost & Expenses
- Semi-Variable/Semi-Fixed Expenses
- Profit Volume Ratio (PVR)
- Fixed Expenses / Cost
- B.E.P
Annexure 8 to 11 :: Sensitivity Analysis-Price/Volume

- Resultant N.P.B.T
- Resultant D.S.C.R
- Resultant PV Ratio
- Resultant DER
- Resultant ROI
- Resultant BEP
• **Annexure 12  :: Shareholding Pattern and Stake Status**
  ▪ **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**
• Annexure 14 :: Product wise Domestic Sales Realisation

• Annexure 15 :: Total Raw Material Cost

• Annexure 16 :: Raw Material Cost per unit

• Annexure 17 :: Total Lab & ETP Chemical Cost

• Annexure 18 :: Consumables, Store etc.

• Annexure 19 :: Packing Material Cost

• Annexure 20 :: Packing Material Cost Per Unit
• Annexure 21 :: Employees Expenses
• Annexure 22 :: Fuel Expenses
• Annexure 23 :: Power/Electricity Expenses
• Annexure 24 :: Royalty & Other Charges
• Annexure 25 :: Repairs & Maintenance Expenses
• Annexure 26 :: Other Manufacturing Expenses
• Annexure 27 :: Administration Expenses
• Annexure 28 :: Selling Expenses
• Annexure 29 :: Depreciation Charges – as per Books (Total)
• Annexure 30 :: Depreciation Charges – as per Books (P & M)
• Annexure 31 :: Depreciation Charges - as per IT Act WDV (Total)
• Annexure 32 :: Depreciation Charges - as per IT Act WDV (P & M)
• Annexure 33 :: Interest and Repayment - Term Loans
• Annexure 34 :: Tax on Profits
• Annexure 35 :: Projected Pay-Back Period and IRR
Niir Project Consultancy Services (NPCS) can provide Detailed Project Report on
4 Star Hotel

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http://goo.gl/5rsW9l
http://goo.gl/ZInY0M

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- *One of the leading reliable names in industrial world for providing the most comprehensive technical consulting services*

- *We adopt a systematic approach to provide the strong fundamental support needed for the effective delivery of services to our Clients’ in India & abroad*
What do we offer?

- Project Identification
- Detailed Project Reports/Pre-feasibility Reports
- Business Plan
- Market Research Reports
- Technology Books and Directory
- Databases on CD-ROM
- Laboratory Testing Services
- Turnkey Project Consultancy/Solutions
- Entrepreneur India (An Industrial Monthly Journal)
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- We have two decades long experience in project consultancy and market research field
- We empower our customers with the prerequisite know-how to take sound business decisions
- We help catalyze business growth by providing distinctive and profound market analysis
- We serve a wide array of customers, from individual entrepreneurs to Corporations and Foreign Investors
- We use authentic & reliable sources to ensure business precision
Our Approach

- Requirement collection
- Thorough analysis of the project
- Economic feasibility study of the Project
- Market potential survey/research
- Report Compilation

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Who do we serve?

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

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

- Bamboo And Cane Based Projects
- Building Materials And Construction Projects
- Biodegradable & Bioplastic Based Projects
- Chemicals (Organic And Inorganic)
- Confectionery, Bakery/Baking And Other Food
- Cereal Processing
- Coconut And Coconut Based Products
- Cold Storage For Fruits & Vegetables
- Coal & Coal Byproduct
Copper & Copper Based Projects
Dairy/Milk Processing
Disinfectants, Pesticides, Insecticides, Mosquito Repellents,
Electrical, Electronic And Computer based Projects
Essential Oils, Oils & Fats And Allied
Engineering Goods
Fibre Glass & Float Glass
Fast Moving Consumer Goods
Food, Bakery, Agro Processing
Sectors We Cover  

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

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

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

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

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