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Project Based Components

Model Detailed Project Report

Cold Storage, Type -I

Construction of 2000 MT Capacity of Cold Storage

Commodity: Potato

Directorate of Horticulture
Department of Agriculture
Govt. of Bihar

Disclaimer: This is just a model DPR prepared based on assumptions for reference purpose only. The project cost and financial projections may vary project to project as per technology selection, nature of civil work, price of raw materials etc.



अपने जिले के सहायक निदेशक उद्दयान से संपर्क करें।
विशेष जानकारी हेतु किसान कॉल सेंटर में संपर्क करें: 18001801551



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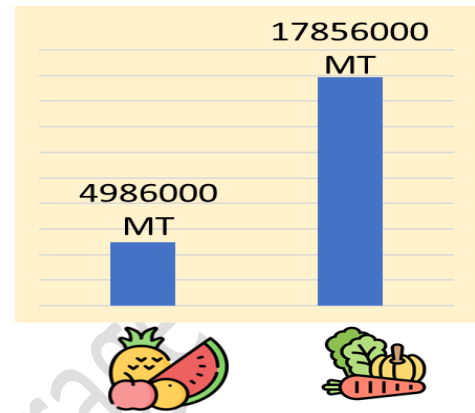
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Introduction

Horticulture is considered as new sunrise sector as it not only provides much needed crop diversification, but it can also increase farmer's income. Bihar is 5th Largest vegetable producing and 8th largest fruits producing state in the country.

However, due to absence of cold storage unit, post-harvest loss of horticulture produce is huge there by financial loss of farmers and value chain actor. Traders and farmers tend to sell their produce even market demand is low because they would not get suitable storage infrastructure in the vicinity.




In light of the above problems faced by farmers, traders, XYZ (Name of the promoter/Entrepreneur) finds the suitable economic opportunity in establishing modern state of art cold storage unit.

Problem Statement and Business Opportunity

It was found that due to lack of cold chain infrastructure, more than 15% of the Potatoes are getting wastage. Farmers are also facing difficulties in storing potato seeds for next cropping season. It is found that more than 40% of the potato are being consumed through direct retailing.

Seasonality of Potato Storage in Proposed Location

Crop Name	Month												Procurement From
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	
	Arrival for Storage		Storage										UP, WB and Local Produce

A 2000 MT cold storage will be established and run on a rental model. Which means farmers/

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traders can store their produce for certain period of time and promoter can charge money in lieu of service be provided to the farmers and traders.

Location of the Proposed Cold Storage Unit

Cold Storage unit will be established inblock of district of Bihar. Location is well connected with national and state highway. Nearby railway station is less than 10 km of the project site.

The selection of the location has been done in consideration with the various favorable aspects related with the plant such as:

- Raw material availability
- Connectivity
- Linkages with markets/procurement center
- Availability of infrastructure such as water
- Availability of manpower

Land Details and Built up Area

In order to set up a modern cold storage of the proposed capacity, a land size of approx. 14500 Square feet would be ideal including cold chamber, drying shed, loading and unloading space, office and other utilities however, this may vary with increase in capacity.

Organization and Promoter Details

Organizational details The M/s XYZ is a proprietorship/partnership/private company is associated with potato trading for about 10 years. The unit was incorporated on as private limited company under Company’s Act. The details of the unit are given below:

CIN	
Company / LLP Name	
ROC Code	
Registration Number	
Date of Incorporation	
Registered Address	
Date of last AGM	

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Promoters' Background

The unit is a proprietorship/partnership/private limited company/ firm and the proprietor/partners/promoters of the firm has experience in trading of fruits and vegetables and is associated processors. He/They has/have identified fruit juice industry as a profitable business seeing its ever-increasing demand in the local market as well market in the neighboring districts and States. Brief profile of the proprietor/partners/promoters is given below:

- a) Mr. ABC
- b) Mrs. XYZ
- c) Mr. DEF

Model DPR of Cold Storage Type-I

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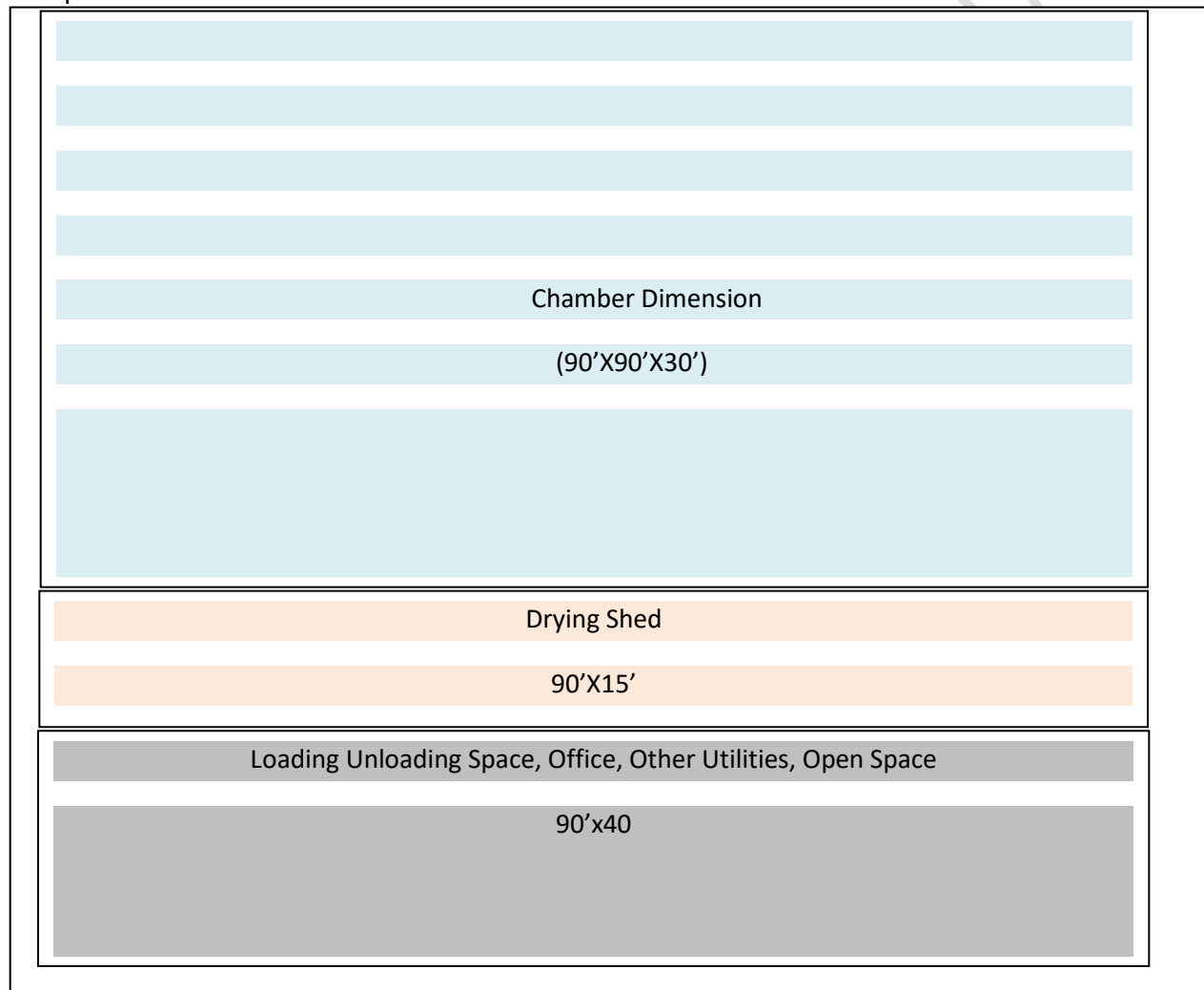
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Technical Specification and Layout Plan of Construction of Cold Storage

Cold Storage would be designed under single temperature control & designed for single product storage i.e. Potato. Capacity of the proposed cold storage would be 2000 MT.¹ This storage facility would be designed for bulk long-term storage of Potato. Mezzanine structure would be developed. The mezzanine floors would be accessed through staircase

The unit will be equipped with some of the best and modern plant and machinery available. Equipment providers for the unit will be reputed firms in their industry. Technology for the unit will be chosen carefully keeping in mind the best practices observed in India. During construction all mandatory rules & regulations (BIS, ISO, IS etc.) relevant to the items will be complied with.



Note: It is Indicative Layout, It must be duly signed by CE

¹ 3.4 Cubic Meter capacity of the cold storage would be equivalent to 1 MT capacity.

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Financial Analysis²

FINAL PROJECT COST - 2000MT. CAPACITY COLD STORAGE- Type 1 (Potato)

COST OF PROJECT

S.No.	Particulars	Supplier	Amount (INR)
1	Land & Site Development Cost		₹ 312,180.18
	Civil Construction Cost		₹ 8,585,000.00
	Land Lease	Self.	₹ -
2	Plant and Machinery	As per Industry Standards	₹ 3,858,008.00
3	Furniture and Fixture	Market	₹ 169,000.00
5	Pre-operative and Contingency	LS	₹ 200,000.00
6	Working Capital		₹ -
Total Project Cost			₹ 13,124,188.18

MEANS OF FINANCE

S.No.	Particulars	Percentage	Amount
1	Grant (Subsidy)	50% (Excluding Working Capital)	₹ 6,562,094.09
2	Term Loan	50% (Excluding Working Capital)	₹ 6,562,094.09
3	Owners Contribution for Working Capital		₹ -

² MIDH Provision: Project Cost is Rs. 8000/MT Capacity, i.e for 2000 MT project cost would be considered as 1.6 Cr.

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4	Bank Loan for Working Capital	₹	-
		Total Funds	₹ 13,124,188.18

PART C: - FINANCIAL ANALYSIS

1 Civil Cost Analysis						
Sl. No.	Component Description	UoM	Quantity	Unit Rate	Amount (INR)	Remarks
1.1	Commercial Storage Point - 2000 mt. capacity	Sqm.	561	10000	5605000	Lum Sum
1.2	Administrative Building	Sqm.	100	12000	1200000	Lum Sum
1.3	Sorting, Grading Area	Sqm.	50	5000	250000	Lum Sum
1.4	Plant & Machinery Storage Area	Sqm.	100	12000	1200000	Lum Sum
1.5	Ramp for Refrigeration Point Installation	Sqm.	20	5000	100000	Lum Sum
1.6	Pilot - Tube Well	Sqm.	1	50000	50000	Lum Sum
1.7	Toilet Bath Room & Septic Tank	Sqm.	10	8000	80000	Lum Sum
1.8	Decomposed Pit - 150 Sq. Foot	Sqm.	1	100000	100000	Lum Sum
Total Cost of Civil Structure =					8585000.00	

2 Land & Site Development						
Sl. No.	Component Description	UoM	Quantity	Unit Rate	Amount (INR)	Remarks
2.1	Land Filling & Site Development	Cum.	1086.6	287.3	312180.18	BCD SOR'2022 Item No.- 2.28
Total Cost of Land & Site Development =					312180.18	

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3 Plant & Machinery Cost						
Sl. No.	Component Description	UoM	Quantity	Unit Rate	Amount (INR)	Remarks
3.1	Refrigeration Units, Insulation Materials, Air Circulation Equipment, Temperature & Humidity Monitoring System, Pallet Racking, Ventilation System & Fire Suppuration System.	LS	1	1000000	1000000	
	320 kVA 3 ph kohler make silet DG Set	LS	1	1600000	1600000	
	630KVA, 11/0.433 3- Phase, 50 Cycles, ONAN cooled, Delta/Star (Dyn 11 Group), AI Wound Transformer with first fill of Transformer Oil and with standard fittings confirming to IS-2026.	As per Quotation	1	830000	830000	
	Motor - 1.5 Hp Capacity (Crompton SWJ 1HP Shallow Well Jet Pump, SWJ100Y-36, Head: 24-36 m)	Nos.	1	10000	10000	
	PVC Garden Hose Pipe - 30mm Dia. Colored & Pre-Flexible - 30 Mtr. Full Length	Kg.	50	93	4650	
Total Cost Plant & Machinery =					3444650	
Add Transportation Cost @5% =					172232.5	
Applicable Insurance Fee @ 7% =					241125.5	
Grand Total Cost of P&M Equipment Supply =					3858008	
4 Fixture & Furniture						
Sl. No.	Component Description	UoM	Quantity	Unit Rate	Amount (INR)	Remarks
4.1	Manager Room					

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	Table	No.	1	2500	2500	
	Chair	No.	1	1000	1000	
	Plastic Chair	No.	4	500	2000	
4.2	Accountants Room					
	Table	No.	1	2500	2500	
	Chair	No.	1	1000	1000	
4.3	Wooden Block Patter (For Total 2000Mt. Cold Storage)	LS	1	100000	100000	
4.4	Electricity Connection each set (Full Setup for Cold Storage)	LS	1	50000	50000	
4.5	Stationary Items	LS	1	10000	10000	
Total Cost Fixture & Furniture =					169000	

MANPOWER COST				
Labour Cost				
S.No	Manpower	No. of Employee	Monthly Salary	Salary Per Year
1	Manager	1	25000	300000
2	Accountant	1	16980	203760
3	Storekeeper	1	13890	166680
4	Supervisor	3	13890	500040

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5	Electrician	1	11400	136800
6	Guard	3	10980	395280
7	Un Skilled Labour	10	10980	1317600
Total =		20	103,120	3020160

Year	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Wages Cost	3,020,160.00	3,171,168.00	3,329,726.40	3,496,212.72	3,671,023.36	3,854,574.53

Note: - Rate to be consider from Labour Commission Department, Govt. of Bihar.

ELECTRICITY EXPENSES

Year	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Consumption per day (In units) at 100% capacity	80	80	80	80	80	80
Capacity Utilization	75%	80%	85%	90%	100%	100%
Consumption per day (In units) at utilized capacity	60.0	64	68	72	80	80
Consumption per month (in units)	1500	1600	1700	1800	2000	2000
Rate per Unit (In Rs.)	10.00	10.00	10.00	10.00	10.00	10.00

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Power Bill per month	15000	16000	17000	18000	20000	20000
Power Bill per Year (In Lacs)	180000.00	192000.00	204000.00	216000.00	240000.00	240000.00

Revenue from 2000Mt. Cold Storage

Sl. No.	Details Description	Unit	Quantity (kg.)	Unit Rate	Total Amount (INR)
1	Collection Capacity Per Annum	Kg.	2000000	2.85	5700000
Total Revenue =					5700000

Land Requirement

Sl. No.	Component Description	UoM	Quantity
1	Commercial Storage Point - 2000 mt. capacity	Sqm.	561
2	Administrative Building	Sqm.	100
3	Shorting, Grading Area	Sqm.	50
4	Loading/Unloading Point	Sqm.	20
5	Parking Area	Sqm.	20
6	Plant & Machinery Storage Area	Sqm.	100

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7	Ramp for Refrigerator Point Installation	Sqm.	20
8	Pilot - Tube Well	Sqm.	5
9	Toilet Bath Room & Septic Tank	Sqm.	10
10	Decomposed Pit - 150 Sq. Foot	Sqm.	20
Total Land Requirement =			905.5
Add Extra Land for Drainage system @20% =			181.1
Grand Total Land Requirement (in Sqm.) =			1086.6

DEPRECIATION

Year	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Plant and Machinery	3444650.00	3100185.00	2790166.50	2511149.85	2260034.87	2034031.38
Depreciation @ 15%	344465.00	310018.50	279016.65	251114.99	226003.49	203403.14
Closing P & M =	3100185.00	2790166.50	2511149.85	2260034.87	2034031.38	1830628.24
Year	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Furniture and Fixture	169000.00	152100.00	136890.00	123201.00	110880.90	99792.81
Depreciation @ 10%	16900.00	15210.00	13689.00	12320.10	11088.09	9979.28
Closing Furniture =	152100.00	136890.00	123201.00	110880.90	99792.81	89813.53

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Total Depreciation =	361,365.00	325,228.50	292,705.65	263,435.09	237,091.58	213,382.42
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Revenue Collection from 2000MT. Cold Storage

From Applicable Face Charge as open market

SI. No.	Description	UoM	Unit Rate	Quantity	Amount (INR)	Remarks
1	Collection & Storage of 2000Mt. Potato (Fare Charge to be consider as per market price on storage Capacity @2.85 /Kg.).	Kg.	2.85	2000000	5700000	
2	Capacity utilization for vacant four month	Kg.	2.85	40000	114000	
Total Sales =					5814000	

Note: - Storage of Potato hold for 8 month duration. Otherwise vacant for balance 04 month

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Project Balance Sheet						
Year	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Income:						
Revenue from Storage of Potato during 8 months	5,700,000.0	5,700,000.0	5,700,000.0	5,700,000.0	5,700,000.0	5,700,000.0
Storage utilization for balance 04 month during.	114,000.00	114,000.00	114,000.00	114,000.00	114,000.00	114,000.00
Total	5,814,000.00	5,814,000.00	5,814,000.00	5,814,000.00	5,814,000.00	5,814,000.00
Cost						
Electricity Expenses	180,000.00	192,000.00	204,000.00	216,000.00	240,000.00	240,000.00
Manpower Cost	3,020,160.00	3,171,168.00	3,329,726.40	3,496,212.72	3,671,023.36	3,854,574.53
Other Misc. Expenses	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00
Total Cost =	3,212,160.00	3,375,168.00	3,545,726.40	3,724,212.72	3,923,023.36	4,106,574.53
Gross Profit	2,601,840.00	2,438,832.00	2,268,273.60	2,089,787.28	1,890,976.64	1,707,425.47
Administrative Expenses	-	-	-	-	-	-
Profit before Interest and Depreciation	2,601,840.00	2,438,832.00	2,268,273.60	2,089,787.28	1,890,976.64	1,707,425.47
Depreciation	361,365.00	325,228.50	292,705.65	263,435.09	237,091.58	213,382.42

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Profit before Interest & Taxation	2,240,475.00	2,113,603.50	1,975,567.95	1,826,352.20	1,653,885.06	1,494,043.05
Interest on Bank Loan (TL) / EMI	656,209.41	656,209.41	656,209.41	656,209.41	656,209.41	656,209.41
Interest on Bank Loan (CC)	-	-	-	-	-	-
Profit Before Tax	1,584,265.59	1,457,394.09	1,319,358.54	1,170,142.79	997,675.65	837,833.64
Income Tax	-	-	-	-	-	-
Profit After Tax	1,584,265.59	1,457,394.09	1,319,358.54	1,170,142.79	997,675.65	837,833.64
	27.79%	25.57%	23.15%	20.53%	17.50%	14.70%

Loan Amortization Schedule		
Loan Terms		Results & Summary
Loan Amount	6,562,094.09	Semi-Annual Interest Rate 0.000 %
Annual Interest	0.00%	Number of Scheduled Payments 20
Loan Period in Years	10	Total Scheduled Payments 6,562,094.09
Payment Frequency	Semi-Annual	Total Interest 0.00
Compound Frequency	Semi-Annual	Actual Number of Payments 20
Payment Type	End of Period	Total of Payments 6,562,094.09

अधिक जानकारी के लिए उद्द्यान निदेशालय की वेबसाईट [HTTP://HORTICULTURE.BIHAR.GOV.IN/](http://horticulture.bihar.gov.in/) पर क्लिक करें अथवा अपने जिले के सहायक निदेशक उद्द्यान से संपर्क करें।

विशेष जानकारी हेतु किसान कॉल सेंटर में संपर्क करें: 18001801551



बिहार सरकार



First Payment Date	9/30/2023	Total Interest	0.00
		Estimated Saved Interest	0.00
<input checked="" type="radio"/> Amortization Schedule <input type="radio"/> Payment Schedule		Semi-Annual Payment	328,104.70
<input type="checkbox"/> Rounding On		Pay Off Date	3/30/2033

Amortization Schedule

No.	Payment Date	Scheduled Payment	Additional Payment	Total Payment	Interest	Principal	Balance
							6,562,094.09
1	9/30/2023	328,104.70	0.00	328,104.70	0.00	328,104.70	6,233,989.39
2	3/30/2024	328,104.70	0.00	328,104.70	0.00	328,104.70	5,905,884.68
3	9/30/2024	328,104.70	0.00	328,104.70	0.00	328,104.70	5,577,779.98
4	3/30/2025	328,104.70	0.00	328,104.70	0.00	328,104.70	5,249,675.27
5	9/30/2025	328,104.70	0.00	328,104.70	0.00	328,104.70	4,921,570.57
6	3/30/2026	328,104.70	0.00	328,104.70	0.00	328,104.70	4,593,465.86
7	9/30/2026	328,104.70	0.00	328,104.70	0.00	328,104.70	4,265,361.16
8	3/30/2027	328,104.70	0.00	328,104.70	0.00	328,104.70	3,937,256.45
9	9/30/2027	328,104.70	0.00	328,104.70	0.00	328,104.70	3,609,151.75
10	3/30/2028	328,104.70	0.00	328,104.70	0.00	328,104.70	3,281,047.05

अधिक जानकारी के लिए उद्द्यान निदेशालय की वेबसाईट [HTTP://HORTICULTURE.BIHAR.GOV.IN/](http://horticulture.bihar.gov.in/) पर क्लिक करें अथवा अपने जिले के सहायक निदेशक उद्द्यान से संपर्क करें।

करें।

विशेष जानकारी हेतु किसान कॉल सेंटर में संपर्क करें: 18001801551



बिहार सरकार



11	9/30/2028	328,104.70	0.00	328,104.70	0.00	328,104.70	2,952,942.34
12	3/30/2029	328,104.70	0.00	328,104.70	0.00	328,104.70	2,624,837.64
13	9/30/2029	328,104.70	0.00	328,104.70	0.00	328,104.70	2,296,732.93
14	3/30/2030	328,104.70	0.00	328,104.70	0.00	328,104.70	1,968,628.23
15	9/30/2030	328,104.70	0.00	328,104.70	0.00	328,104.70	1,640,523.52
16	3/30/2031	328,104.70	0.00	328,104.70	0.00	328,104.70	1,312,418.82
17	9/30/2031	328,104.70	0.00	328,104.70	0.00	328,104.70	984,314.11
18	3/30/2032	328,104.70	0.00	328,104.70	0.00	328,104.70	656,209.41
19	9/30/2032	328,104.70	0.00	328,104.70	0.00	328,104.70	328,104.70
20	3/30/2033	328,104.70	0.00	328,104.70	0.00	328,104.70	0.00

Annual Loan Payment Schedule

Year	Opening Balance	Interest	Principal Repayment	Balance
1st Year	6,562,094.09	0.00	656,209.41	5,905,884.68

अधिक जानकारी के लिए उद्द्यान निदेशालय की वेबसाईट [HTTP://HORTICULTURE.BIHAR.GOV.IN/](http://horticulture.bihar.gov.in/) पर क्लिक करें अथवा अपने जिले के सहायक निदेशक उद्द्यान से संपर्क करें।

विशेष जानकारी हेतु किसान कॉल सेंटर में संपर्क करें: 18001801551



बिहार सरकार



2nd Year	5,905,884.68	0.00	656,209.41	5,249,675.27
3rd Year	5,249,675.27	0.00	656,209.41	4,593,465.86
4th Year	4,593,465.86	0.00	656,209.41	3,937,256.45
5th Year	3,937,256.45	0.00	656,209.41	3,281,047.05
6th Year	3,281,047.05	0.00	656,209.41	2,624,837.64
7th Year	2,624,837.64	0.00	656,209.41	1,968,628.23
8th Year	1,968,628.23	0.00	656,209.41	1,312,418.82
9th Year	1,312,418.82	0.00	656,209.41	656,209.41
10th Year	656,209.41	0.00	656,209.41	0.00
Total =		0.00	6,562,094.09	

अधिक जानकारी के लिए उद्द्यान निदेशालय की वेबसाईट [HTTP://HORTICULTURE.BIHAR.GOV.IN/](http://horticulture.bihar.gov.in/) पर क्लिक करें अथवा अपने जिले के सहायक निदेशक उद्द्यान से संपर्क करें।

विशेष जानकारी हेतु किसान कॉल सेंटर में संपर्क करें: 18001801551



Intended Impact of Project

I. Financial Benefits to the promoter, Farmers and Other value chain Actor

Cold Storage will be operated on rental basis i.e. Wholesaler and other value chain actors will store their produce for particular period of time and promoter will charge amount for the services. Stored produce will remain afresh for longer period of time thereby increased shelf life of horticulture produce. It is also observed that farmers uses own grown potato as seeds for next cropping season, in that case these potatoes seeds will also be stored in cold storage.

II. Generating Local Employment

Modern state of art cold storage unit generates local employment. It is estimated that it would generate direct employment of about 25 workers and indirect employment of another 50 workers. Most of the manpower requirement will be met from the local area.

III. Local Economic Cluster Development

Local Economic cluster would develop in the vicinity of the cold storage unit there by increased economic of scale. Cold storage would attract other investors as well for setting up similar of related project units i.e. ripening chamber, environmentally controlled retail outlets etc.



बिहार सरकार



Annexure-1 Checklist for Cold Storage

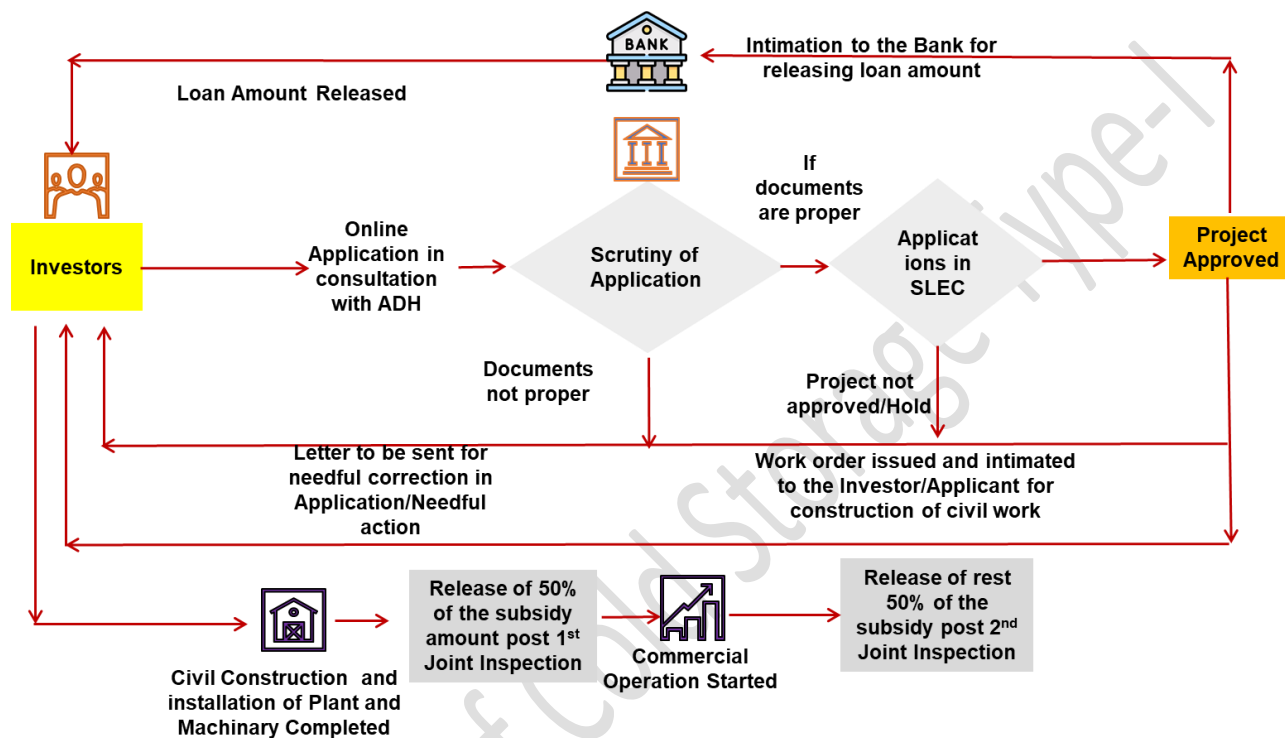
1. Partnership/LLP/Company/ Proprietorship paper, if applicable
2. KYC Document of Proprietor/Director/Partner
3. Board Resolution of signatory, if applicable
4. Land Documents-LPC & Land Receipt/Land Lease document/Sale Deed
5. DPR including financial project viability (Duly Signed by Chartered Accountant)
6. Layout plan, Map, Estimate (clear stating type of cold storage being constructed) (Duly Signed by Chartered Engineer)
7. Notarized Declaration stating that Fixed Cost Subsidy from other sources has/will not been claimed.
8. Quotation of the various machinery components
9. In principal sanction letter or sanction letter from bank and loan appraisal document
10. Commissioning License issued from District Horticulture Office
11. Consent to establishment form BSPCB (Pollution control board)
12. Water testing certificate
13. Soil Testing certificate

अधिक जानकारी के लिए उद्द्यान निदेशालय की वेबसाइट [HTTP://HORTICULTURE.BIHAR.GOV.IN/](http://horticulture.bihar.gov.in/) पर क्लिक करें अथवा अपने जिले के सहायक निदेशक उद्द्यान से संपर्क करें।
विशेष जानकारी हेतु किसान कॉल सेंटर में संपर्क करें: 18001801551

Annexure-II Application Process

For application please click on below link

https://horticulture.bihar.gov.in/MainSite/SchemeDetails_ProjectBasedActivity.aspx



अधिक जानकारी के लिए उद्द्यान निदेशालय की वेबसाइट [HTTP://HORTICULTURE.BIHAR.GOV.IN/](http://horticulture.bihar.gov.in/) पर क्लिक करें अथवा

अपने जिले के सहायक निदेशक उद्द्यान से संपर्क करें।

विशेष जानकारी हेतु किसान कॉल सेंटर में संपर्क करें: 18001801551