

Industrial Township



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				MEANS OF FINANCE			
Particulars	Existin g	Propose d	Total	Particulars	Existin g	Propose d	Total
Land & Site			12230.0				5255.8
Development Exp.	0.00	12230.00	0	Capital	0.00	5255.89	9
Buildings	0.00	8310.74	8310.74	Share Premium	0.00	0.00	0.00
Plant & Machineries	0.00	69.00	69.00	Other Type Share Capital	0.00	0.00	0.00
Motor Vehicles	0.00	20.00	20.00	Reserves & Surplus	0.00	0.00	0.00
Office Automation Equipments	0.00	152.00	152.00	Cash Subsidy	0.00	0.00	0.00
Technical Knowhow Fees & Exp.	0.00	150.00	150.00	Internal Cash Accruals	0.00	0.00	0.00
Franchise & Other Deposits	0.00	0.00	0.00	Long/Medium Term Borrowings	0.00	15767.66	15767.66
Preliminary & Pre- operative Exp	0.00	10.00	10.00	Debentures / Bonds Unsecured	0.00	0.00	0.00
Provision for Contingencies	0.00	6.90	6.90	Loans/Deposits	0.00	0.00	0.00
Margin Money - Working Capital	0.00	74.90	74.90				
TOTAL	0.00	21023.54	21023.54	TOTAL	0.00	21023.54	21023.54



Project at a Glance

Year	Annualised		Book Value	Debt	Dividend	Retained Earnings		Payout	Probable Market Price	P/E Ratio	Yield Price/Book Value
	EPS	CEPS				Per Share	Per Share				
					Per Share	%		%		No.of Times	%
1-2	8.83	10.49	18.83	24.00	0.00	100.00	8.83	0.00	8.83	1.00	0.00
2-3	11.47	12.97	30.30	18.00	0.00	100.00	11.47	0.00	11.47	1.00	0.00
3-4	14.10	15.45	44.40	12.00	0.00	100.00	14.10	0.00	14.10	1.00	0.00
4-5	16.70	17.92	61.09	6.00	0.00	100.00	16.70	0.00	16.70	1.00	0.00
5-6	19.27	20.37	80.37	0.00	0.00	100.00	19.27	0.00	19.27	1.00	0.00

Project at a Glance

Year	D. S. C. R.			Debt / - Deposits Debt	Equity as-Equity	Total Net Worth	Return on Net Worth	Profitability Ratio					Assets Turnover Ratio	Current Ratio
	Individual	Cumulative	Overall					GPM	PBT	PAT	Net Contribution	P/V Ratio		
Initial	(Number of times)			(Number of times)		%	%	%	%	%	%			
1-2	1.48	1.48		3.00	3.00	1.29		82.18%	65.55%	41.49%	11136.08	99.58%	0.50	0.78
2-3	1.81	1.64		0.59	0.59	0.60		84.49%	73.05%	46.22%	12992.09	99.58%	0.51	1.90
3-4	2.20	1.81	2.20	0.27	0.27	0.28		86.09%	78.55%	49.69%	14848.10	99.58%	0.50	3.39
4-5	2.66	1.99		0.10	0.10	0.10		87.22%	82.70%	52.31%	16704.12	99.58%	0.47	5.27
5-6	3.23	2.20		0.00	0.00	0.00		88.02%	85.92%	54.34%	18560.13	99.58%	0.44	134.49



Project at a Glance

BEP

BEP - Maximum Utilisation Year	5
Cash BEP (% of Installed Capacity)	10.61%
Total BEP (% of Installed Capacity)	13.72%
IRR, PAYBACK and FACR	
Internal Rate of Return .. (In %age)	30.09%
Payback Period of the Project is (In Years)	2 Years 2 Months
Fixed Assets Coverage Ratio (No. of times)	1.061

Major Queries/Questions Answered in the Report?

- 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 ?**
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Tags

**#Industrial_Township, #Integrated_Industrial_Township_Project,
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#Township_Project, #Industrial_Township_Development, Industrial
Parks, #Residential, Commercial & Industrial Township Projects,
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