

PROJECT REPORT

ON

**Employment & Shelter Project
(Holistic Development of a Community)
(OUR HOME)
At OUTSKIRTS OF SREEKHETRA, PURI**

BY

**MAA TARA SOCIO ECONOMIC
REHABILITATION FOUNDATION**

Puri, ODISHA

CONTENTS

Sl. No.

Description

1. Synopsis
2. Market Feasibility Report
3. Project Goals
4. Competitive Analysis
5. Location from Proposed site
6. Details of the project
7. Facilities to be provided
8. Project cost and means of finance
9. Details of project cost
10. Computation of Income
11. Cost and Profitability of the project
12. Finance Requirement
13. Balance sheet at the end of the project
14. Projects Successfully Running
15. Documents Enclosed

SYNOPSIS

Shreekhetra, Puri, is one of the four sacred “Dhamas” (Chaturdham) the City of Lord Jagannath, is well known over the World for its historic relics and religious shrines. Being the epicenter of the “Golden Triangle” of Orissa Tourism, Puri is also known for its spectacular scenic beauty and rich cultural heritage. The majestic and sublime grandeur of “Sri Jagannath Temple”, Shimmering golden beach, exquisite temple architecture, deft handicraft, gay and divine festivals all round the year and above all the pollution free environment makes Puri a paradise for those in pursuit of Peace and Tranquility. Since this is one of the best pilgrim places we have selected this place for our project.

Like metros, here also slum areas are growing due to the reason that the tourism town is developing and since this is a small township the developing is now reached to its saturation point and hence creating an embarrassing situation, people due to unemployment crime also increasing. Nearest areas are also dependent on prawn and fish culture since near to Chilika, but this is also not always a profitable business. Normally people are moving to township hunting for employment. Hence this project is designed at least for a begin of “unmesh”.

Here we are planning to provide shelter to homeless then employment to survive in a pollution free environment. The religiousness and the education through entertainment facilities will be there. We are planning to provide free medical check-up to all. The inhabitants will have a literacy program in the evening hours. For kids one school will be there where the education will be provided free of cost. In the first step we are planning to go for approximately 1000 families then will continue. Our motto is basically to help the shelter less and the old age group.

The Ambiance

You have wanted it all. A friendly surrounding, employment, cultural activities that you love to be a part of, place where you can relax with family and above all, an elegant living space that will give you comfort and a sense of grandness.

Market Feasibility Report

In Shreekhetra, the unemployment is increasing rapidly. In Brahmagiri the black tiger prawn cultivation is almost at its end point. Since our target is to provide shelter and employment to the home less and old age group thrown by their children, we will try our level best to provide service and hospitality. We are planning this project for 1000 families but as per our survey till date we require 10000 families to be established from the nearest places. Here we will try to stay as one family not as different family and everybody will treat each other like brother not as neighbor.

Project Goals

- ❖ **Pollution free environment.**
- ❖ **Avenue plantation to make the area green.**
- ❖ **Medical, Education and food for all.**
- ❖ **Shelter for homeless.**
- ❖ **Employment to all the inhabitants initially if required the outsiders may be provided employment, since to provide shelter to everybody is not possible.**

Competitive Analysis

STRENGTHS

- ❖ **Quality never to be compromised**
- ❖ **Commitment never to be bared**
- ❖ **Once documented never to be cancelled**

WEAKNESS

- ❖ **We are committed to our assurance**
- ❖ **We speak to stick**
- ❖ **We write to follow**

Location from...

- ❖ Puri Bus Stand app. 10 km.
- ❖ Puri City Hospital app. 8 km.
- ❖ Puri Rly. Station 10 km.
- ❖ Lord Jagannath Temple app. 6 km.
- ❖ Lord Loknath Temple app. 4 km.
- ❖ Puri golden beach app. 12 km.
- ❖ Surrounded by Greenery

Developments

- ❖ Construction of planned roads
- ❖ Provision of open spaces for recreational facilities.
- ❖ Provision of open space for Park
- ❖ Construction of proper drainage
- ❖ Provision of school
- ❖ Provision of medical facilities
- ❖ Avenue plantation
- ❖ SSI units for inhabitants as employment
- ❖ 25', 20' wide internal roads
- ❖ 2.5" metal based forum road

Facilities

- ❖ Allotment on first come first served basis to the needy as per our own survey without other's guidance
- ❖ Located in a pollution and noise free environment
- ❖ Easiest city access
- ❖ A huge park and gymnasium with swimming pool inside the complex
- ❖ Easiest drainage and rain water disposal facilities
- ❖ Water supply centrally

Details of the Project

Name of the project	:	Our Home
Location	:	Puri Brahmagiri (in between)
Land	:	Status Sthitiban
Area	:	A300.00 Dec.
Plan Approval	:	The plan of the building is to be approved by Puri Konark Development Authority, which is to be submitted for approval.
Details of the construction	:	As per the approved plan the construction will be completed. The building is having 1 living rooms, 1 toilet. Construction area 360 sq.ft.. We will have 25 blocks. Each block will have 40 units proportionately with G +3 format.
Total No. of units	:	1000 no.s initially.

Project cost and Means of finance

PROJECT COST

(A) BLOCK CAPITAL

Land, registration and site development	:	162,00,00,000.00
Building	:	109,94,60,000.00
Plant and Machinery	:	18,00,00,000.00
Others	:	46,10,00,000.00

(B) ADMINISTRATIVE AND MARKETING EXPENSES (5%)

: 16,80,23,000.00

(C) MISCILANIOUS EXPENSES (5%)

: 16,80,23,000.00

Total : 369,65,06,000.00

MEANS OF FINANCE

HELP / DONATION REQUIRED FROM any Govt. organization, Private Organization, Other Societies or Trusts, individuals to make this project a success.

Details of Project Cost

(A) LAND AND SITE DEVELOPMENT

1. A300.00Dec. of land situated at Puri-Brahmagiri Rd. @ 50 Lacs per Acre, incl. Registration expenses	150,00,00,000.00
2. Land scaping & development incl. Roads etc.	10,00,00,000.00
3. Architect fees and plan sanction expenses	2,00,00,000.00

(B) BUILDING

	<u>Area</u> <u>In sq. ft.</u>	<u>Rate</u> <u>Rs. /sq.ft.</u>	<u>Amount</u>
<u>Residential Building</u>			
One unit 360 sq.ft.			
One block of 40 units			
Total 25 blocks	70,2000	1200/-	84,24,00,000.00
Furnishing of rooms	1,000	50000/-	5,00,00,000.00
<u>Utility building</u>			
1. Security room	800	1200/-	9,60,000.00
2. Boundary wall			2,50,00,000.00
3. Borewell & Overhead tank			2,50,00,000.00
4. Club	3000	1200/-	36,00,000.00
5. Dispensary	40000	1200/-	4,80,00,000.00
6. Bus stand			1,00,000.00
7. School Building	40000	1200/-	4,80,00,000.00
8. Diary 70 sq. ft x 500 units	35000	1200/-	4,20,00,000.00
9. Poultry 6 shed of 2000sq.ft.	12000	1200/-	1,44,00,000.00
Total Building :			109,94,60,000.00

(C) PLANT AND MACHINERY

1. Transformer & Electricity	5,00,00,000.00
2. Water Supply	5,00,00,000.00
3. Gobar Gas Plant	2,00,00,000.00
4. Hospital machinery, furnitures & fixtures	2,00,00,000.00
5. School computers, furnitures, fixtures	1,00,00,000.00
6. Library	1,00,00,000.00
7. Transportation	2,00,00,000.00
	<hr/>
	18,00,00,000.00

(D) Others :

S.H.G. Units (25 nos.) @ 100 lacs each	25,00,00,000.00
Cows, feed, med., etc.	2,00,00,000.00
Bird, feed, med., etc.	10,00,000.00
Fish culture	2,00,00,000.00
Floriculture	2,00,00,000.00
Literacy mission	2,00,00,000.00
Entertainment Park	3,00,00,000.00
Expansion & Renovation of existing units	10,00,00,000.00

	46,10,00,000.00

COMPUTATION OF INCOME

Income of the project is nothing but the service to the disaster and movement to a new generation mental and spiritual growth. This is such a venture where people will get shelter those who are home less, will get employment, will get primary education, free medical treatment, shelter in old age, will get a scope to educate their children and lot more.

Unit for each family Contains :

Construction per unit : 360 sq.ft.

Note : Every inhabitant will have to follow the rules and regulations set by the society for their betterment. Any step, not internal family matter, should be taken with prior written permission from the society formally.

COST AND PROFITABILITY OF THE PROJECT

AMOUNT

A. INCOME

Service for the Holistic Development of a Community.

B. EXPENDITURES

Cost of land and site development	162,00,00,000.00
Cost of building and civil construction	109,94,60,000.00
Plant and machinery	18,00,00,000.00
Administrative and marketing expenses(5%)	16,80,23,000.00
Others	46,10,00,000.00
Miscellaneous Expenses (5%)	16,80,23,000.00

Total : -----
369,65,06,000.00

NET SURPLUS/(DEFICIT)

-Nil-

Finance Requirement

(Per UNIT /DISTRICT)

For this innovative project of Holistic Development of a Community with a new concept of livelihood will take at least a period of 1 to 2 years for completion and commencement, provided a proper funding is there in time and the system will start in between 2 years from the date of commencement of the project.

FINANCE REQUIRED : 369,65,06,000.00

If we will try to cover all the districts of Odisha we will be in need of huge financial assistance but if we will do this type of projects in all the districts the State financial as well social scenario will change within a span of 5 years. But to cover all the districts we will be in need of financial assistance of :

**One District : 370 Crores approx.
All 30 districts : 11,100 Crores approx.**

Balance sheet at the end of the project

LIABILITIES

CAPITAL IN THE PROJECT	369,65,06,000.00
RESERVE AND SURPLUS PROFIT AND LOSS ACCOUNT	-Nil-
TERM LOAN	-Nil-
CURRENT LIABILITIES	-Nil-

	369,65,06,000.00
	=====

ASSETS

FIXED ASSETS GROSS BLOCK LESS DEPRECIATION	-Nil-
CURRENT ASSETS CASH AND BANK BALANCE (To be transferred to the society)	369,65,06,000.00

	369,65,06,000.00
	=====

Projects Successfully Running

All the running projects are funded by self-finance and no funding is taken ever from any source till date.

- We are presently running more than 15 schools in joint venture with local NGOs for smooth management.**
- We are running 3 dispensaries in joint venture with local NGOs.**
- We are regularly conducting different medical camps, mother and child care programs, different training camps in needy areas for socio economic growth.**

Now we have decided to go for this project for a systematic development rather sticking to the regular developmental programs which is not so effective. Hence this project is designed after a systematic study and research of the human nature and tendency.