

MAHARAJA AGRASEN HOSPITAL

Siliguri

An Initiative of: MAHARAJA AGRASEN RESEARCH & SERVICE FOUNDATION
Website: <http://www.mahslg.org>



PROJECT REPORT



PREPARED BY
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PROJECT AT A GLANCE

1. Name of the unit : MAHARAJA AGRASEN HOSPITAL
(A project of Maharaja Agrasen Research & Service Foundation)
2. Location : FULBARI, SILIGURI
3. Constitution : TRUST
(Registered under Indian Trust Act, 1880 and Charitable And Religious Trusts Act, 1920)
4. Management Team / Board of Trustees : The team comprises Professionals, Industrialists and Businessmen. The present Board of Trustees are:
CHAIRMAN - SRI. RAMABTAR BERLIA
SECRETARY – CA. JITTENDRA MITTAL
TREASURER – SRI. NIRMAL KR. AGARWAL
5. Nature of Business : CHARITABLE HOSPITAL (to be run & maintained on no profit & no loss basis)
6. Cost of the Project : Rs. 50.75 Crores
7. Sources of Finance : DONATIONS, CONTRIBUTIONS, SPONSORSHIP
AND AID FROM PUBLIC & PRIVATE INSTITUTIONS

INTRODUCTION

This Project Report has been compiled for "**THE MAHARAJA AGRASEN RESEARCH & SERVICE FOUNDATION**", a Trust, having its registered office at Maharaja Agrasen Hospital, Fulbari (Near Fulbari Truck Terminus), Dist – Jalpiguri -735014.

The project is promoted by THE MAHARAJA AGRASEN RESEARCH & SERVICE FOUNDATION, a trust registered under the Indian Trust Act, 1880 and Charitable and Religious Trusts Act, 1920

This Project Report contains all relevant information required for Project appraisal, yet the Management Team shall be pleased to furnish additional information / details to the appraising officials on hearing.

ABOUT THE PROJECT

Maharaja Agrasen Research & Service Foundation is a registered charitable trust formed to provide hospital care, surgery, medical consultations and research services for people in our community who would otherwise not have access to such services. With the vision of “sarvay santu niramaya” in mind, Sri Santosh Kumar Agarwal generously settled 49 cottahs of land into this trust.

Beside the above mother project land, the foundation has also purchased three more land in the radius of one KM from the project site for the purpose of constructing Doctors’ Residence, Nurses Hostel, Yatry Niwas, Blood Bank Block, Alternative Medicines Block, Administrative Block and Nursing & Paramedical Academy. The cost of purchase of these lands have been considered while preparing the project report, but the further cost of construction and development has not been considered for the purpose of making this project report.

Maharaja Agrasen Hospital, a unit of Maharaja Agrasen Research & Service Foundation has been established by the community, for the community. In keeping with the principles of human service as espoused by Maharaja Agrasen himself, numerous leading business people, professionals and like-minded people have volunteered their money, time and expertise to this charitable cause.

The project is strongly supported by able members of all communities who have consented to become trustees and donors of this foundation to facilities and carry out this noble project for humanity.

Siliguri is rapidly emerging as a major healthcare hub in West Bengal apart from patients of North Bengal; patients from Bhutan, Nepal, Bangladesh, Bihar, Assam & Sikkim come to Siliguri before going elsewhere and to service this wide community Maharaja Agrasen Research & Service Foundation is coming up with MARC Hospital which will be equipped with all the latest healthcare facilities. A recent survey has shown the shortage of hospitals in North Bengal area.

Demand & Supply Gap of Hospital Beds in North Bengal

Population (Lac)	Hospital Beds Available	Hospital Beds Required	Shortage of Hospital Beds
122	5920	61000	55080

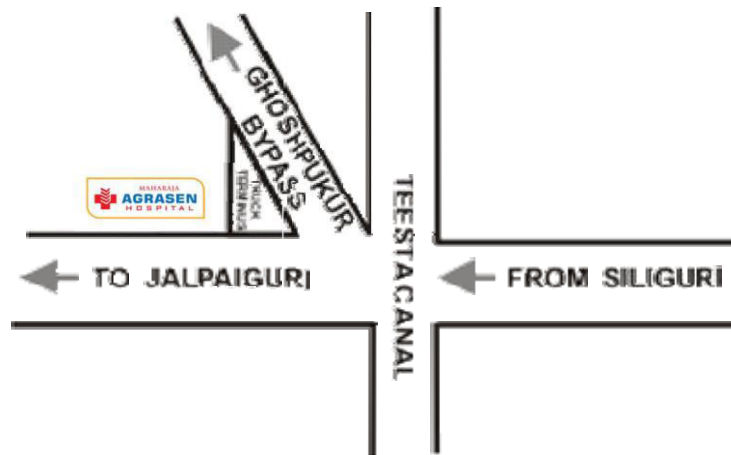
MANAGEMENT

The ultimate success of the project depends upon the management, which runs the wheels of the organization. If the management is competent and dynamic, the organization is bound to yield appreciable results. That is why the management of the unit is of utmost importance.

The promoters will look after the day to day workings of the unit.

LOCATION

The Location of the proposed unit is at Fulbari, P.S- Rajganj(now Bhaktinagar), Dist- Jalpaiguri at Mouza- Binna uri, Sheet No-17, Khatian No- 173/10, 173/31 & 173/22. The Location has all infrastructural facilities and is well connected by road. Total Land contributed by Sri. Santosh Kumar Agarwal is 0.81 decimal.



MAHARAJA AGRASEN HOSPITAL

ANNEXURE – “ A ”

COST OF THE PROJECT (in Lacs)

Sl No.	Description	Annex.	Total Cost
1	Land (Including Land settled unto the trust by Sri. Santosh Kr. A	-	100.00
2	Hospital Building & Other Civil Structure	“A .1”	1,662.62
3	Surgical Equipments	“A .2”	2,825.00
4	Miscellaneous Fixed Assets	“A .3”	31.00
5	Electrical Equipments & Generator	“A .4”	125.00
6	Furnitures	“A .5”	150.00
7	Preoperative Exp.	“ A .6”	13.50
8	Contingencies	“ A .7”	48.07
	FIXED CAPITAL INVESTMENTS		4,955.19
9	Working Capital Gap	"H"	120.28
	PROJECT COST		5,075.47

ANNEXURE – “ B ”

MEANS OF FINANCE

1	<u>Contribution from Trustees & Other Members</u>	5,075.47
		5,075.47

MAHARAJA AGRASEN HOSPITAL

ANNEXURE - "A . 1"

DETAILS OF BUILDING & OTHER CIVIL WORKS

Particulars	Sq Ft.	Rate per Sq ft.	Rs/Lacs
Civil Construction (Incl. Air Conditioner)	133,009.64	1,250.00	1,662.62
Total			1,662.62

ANNEXURE - "A . 2"

DETAILS OF SURGICAL EQUIPMENTS

Particulars	Total Cost (Rs. In Lacs)
Surgical Equipments	2,825.00
	2,825.00

ANNEXURE - "A. 3"

DETAILS OF MISCELLANEOUS FIXED ASSETS

Particulars	Nos.	Rate	Rs/Lacs
Misc. Fixed Assets			31.00
			31.00

ANNEXURE - "A. 4"

DETAILS OF ELECTRICAL EQUIPMENTS

Particulars	Rs/Lacs
Electrical Equipments & Generator	125.00
	125.00

ANNEXURE - "A. 5"

DETAILS OF FURNITURE

Particulars	Rs/Lacs
Furniture & Fittings	150.00
	150.00

MAHARAJA AGRASEN HOSPITAL

ANNEXURE - "A. 6"

DETAILS OF PRE-OPERATIVE EXPENSES

	Rs/Lacs
PRE OPERATIVE EXPENSES	
Travelling Expenses	2.50
Salary & Wages	5.00
Processing & Professional Fees	6.00
	<u>13.50</u>

ANNEXURE - "A. 7"

DETAILS OF CONTINGENCIES

PARTICULARS	COST	RATE OF CONTINGEN CIES	Rs/Lacs
			AMOUNT
Land (Including Land settled unto the trust by Sri. Santosh Kr. Ag.)	100.00	0.00%	-
Hospital Building & Other Civil Structure	1,662.62	1.00%	
	16.63		
Surgical Equipments	2,825.00	1.00%	28.25
Miscellaneous Fixed Assets	31.00	1.00%	0.31
Electrical Equipments & Generator	125.00	1.00%	1.25
Furnitures	150.00	1.00%	1.50
Preoperative Exp.	13.50	1.00%	0.14
			<u>48.07</u>

MAHARAJA AGRASEN HOSPITAL

ANNEXURE - "C" PROJECTED PROFITABILITY STATEMENT

Sl. No.	Particulars	(In Rs. Lakhs)						
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
A	CAPACITY UTILISATION	70.00%	80.00%	90.00%	100.00%	100.00%	100.00%	100.00%
B	ANUUAL RECEIPTS	2,520.00	2,880.00	3,240.00	3,600.00	3,600.00	3,600.00	3,600.00
C	VARIABLE EXPENSES							
	OT Expenses	157.50	108.00	129.60	135.00	126.00	126.00	126.00
	Doctor Consultancy (OT)	189.00	237.60	283.50	324.00	315.00	310.00	305.00
	Doctor Consultancy (OPD)	224.00	275.20	324.00	368.00	360.00	355.00	350.00
	Power & Fuel	252.00	316.80	388.80	468.00	468.00	465.00	460.00
	Medicine	367.50	423.60	491.40	553.00	553.00	553.00	553.00
	Repairs & Maintenance	25.00	29.50	38.70	57.50	75.19	102.09	141.46
	Other Expenses	50.40	72.00	82.94	108.00	100.80	100.80	100.80
		<u>1,265.40</u>	<u>1,462.70</u>	<u>1,738.94</u>	<u>2,013.50</u>	<u>1,997.99</u>	<u>2,011.89</u>	<u>2,036.26</u>
D	GROSS SURPLUS (B - C)	1,254.60	1,417.30	1,501.06	1,586.50	1,602.01	1,588.11	1,563.74
E	OTHER INCOME	100.00	6.00	10.00	12.00	12.00	12.00	12.00
F	FIXED EXPENSES							
	Staff Salaries	150.00	182.00	220.40	266.48	319.78	383.73	462.48
	Honorariums	24.00	25.20	26.46	27.78	29.17	30.63	32.16
	Depreciation	668.55	620.36	579.98	546.30	518.79	495.59	476.34
	Other Admin. Expenses	24.00	28.80	34.56	41.47	49.77	59.72	71.66
		<u>866.55</u>	<u>856.36</u>	<u>861.40</u>	<u>882.04</u>	<u>917.51</u>	<u>969.67</u>	<u>1,042.65</u>
G	NET SURPLUS (D + E - F)	488.05	566.94	649.66	716.46	696.50	630.45	533.09

MAHARAJA AGRASEN HOSPITAL

ANNEXURE - "D" STATEMENT SHOWING ANUUAL RECEIPTS

PARTICULARS	(In Rs. Lakhs)						
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Capacity Utilisation (%)	70%	80%	90%	100%	100%	100%	100%
<u>BED CHARGES:</u>							
a) Receipts at 100% Capacity	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00
b) Capacity Utilised	70%	80%	90%	100%	100%	100%	100%
c) Receipts	840.00	960.00	1,080.00	1,200.00	1,200.00	1,200.00	1,200.00
<u>OT CHARGES:</u>							
a) Receipts at 100% Capacity	900.00	900.00	900.00	900.00	900.00	900.00	900.00
b) Capacity Utilised	70%	80%	90%	100%	100%	100%	100%
c) Receipts	630.00	720.00	810.00	900.00	900.00	900.00	900.00
<u>OPD CHARGES:</u>							
a) Receipts at 100% Capacity	800.00	800.00	800.00	800.00	800.00	800.00	800.00
b) Capacity Utilised	70%	80%	90%	100%	100%	100%	100%
c) Receipts	560.00	640.00	720.00	800.00	800.00	800.00	800.00
<u>MEDICINE:</u>							
a) Receipts at 100% Capacity	700.00	700.00	700.00	700.00	700.00	700.00	700.00
b) Capacity Utilised	70%	80%	90%	100%	100%	100%	100%
c) Receipts	490.00	560.00	630.00	700.00	700.00	700.00	700.00
TOTAL RECEIPTS	2,520.00	2,880.00	3,240.00	3,600.00	3,600.00	3,600.00	3,600.00

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ANNEXURE - "E" DEPRECIATION AS PER COMPANY ACT (Written Down Value Method)

Item	%age Rate	Pre Operative	Year - 1	Year - 2	Year - 3	Year - 4	Year - 5	Year - 6	Year - 7
1. Land & Site Development	0.00%			100.00				-	-
2. Hospital Building	10.00%								
Opening Balance		-	1,683.98	1,543.33	1,416.75	1,303.93	1,203.14	1,113.63	1,033.25
Add: Additions		1,662.62	30.00	30.00	31.20	32.00	33.30	33.50	34.30
Add: Pre. Exp. & Contingencies		21.36	-	-	-	-	-	-	-
Less: Depreciation		-	170.65	156.58	144.01	132.79	122.81	113.88	105.90
Closing Balance		1,683.98	1,543.33	1,416.75	1,303.93	1,203.14	1,113.63	1,033.25	961.65
3. Surgical Equipments	15.00%								
Opening Balance		-	2,861.29	2,645.09	2,461.33	2,313.65	2,193.80	2,101.16	2,023.84
Add: Additions		2,825.00	240.00	240.00	249.60	256.00	266.40	268.00	274.40
Add: Pre. Exp. & Contingencies		36.29	-	-	-	-	-	-	-
Less: Depreciation		-	456.19	423.76	397.28	375.85	359.04	345.32	334.45
Closing Balance		2,861.29	2,645.09	2,461.33	2,313.65	2,193.80	2,101.16	2,023.84	1,963.79
4. Miscellaneous Fixed Assets	15.00%								
Opening Balance		-	31.40	40.00	47.31	54.06	60.15	65.91	70.89
Add: Additions		31.00	15.00	15.00	15.60	16.00	16.65	16.75	17.15
Add: Pre. Exp. & Contingencies		0.40	-	-	-	-	-	-	-
Less: Depreciation		-	6.40	7.69	8.85	9.91	10.90	11.77	12.56
Closing Balance		31.40	40.00	47.31	54.06	60.15	65.91	70.89	75.47
5. Electrical Equipments & Generator	15.00%								
Opening Balance		-	126.61	107.61	91.47	77.75	66.09	56.18	47.75
Add: Additions		125.00	-	-	-	-	-	-	-
Add: Pre. Exp. & Contingencies		1.61	-	-	-	-	-	-	-
Less: Depreciation		-	18.99	16.14	13.72	11.66	9.91	8.43	7.16
Closing Balance		126.61	107.61	91.47	77.75	66.09	56.18	47.75	40.59
6. Furnitures	10.00%								
Opening Balance		-	151.93	150.61	149.42	148.91	148.82	149.34	149.90
Add: Additions		150.00	15.00	15.00	15.60	16.00	16.65	16.75	17.15
Add: Pre. Exp. & Contingencies		1.93	-	-	-	-	-	-	-
Less: Depreciation		-	16.32	16.19	16.11	16.09	16.13	16.19	16.28
Closing Balance		151.93	150.61	149.42	148.91	148.82	149.34	149.90	150.77
TOTAL ASSETS									
Opening Balance		-	4,855.19	4,486.65	4,166.28	3,898.30	3,672.00	3,486.21	3,325.62
Add: Additions		4,793.62	300.00	300.00	312.00	320.00	333.00	335.00	343.00
Add: Pre. Exp. & Contingencies		61.57	-	-	-	-	-	-	-
Less: Depreciation		-	668.55	620.36	579.98	546.30	518.79	495.59	476.34
Closing Balance		4,855.19	4,486.65	4,166.28	3,898.30	3,672.00	3,486.21	3,325.62	3,192.28

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ANNEXURE - "F" PROJECTED BALANCE SHEET

(In Rs. Lakhs)

Descriptions	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
<u>Liabilities</u>							
Capital Fund	5,563.53	6,130.46	6,780.12	7,496.58	8,193.09	8,823.53	9,356.62
Other Funds	-	-	-	-	-	-	-
TOTAL (A)	5,563.53	6,130.46	6,780.12	7,496.58	8,193.09	8,823.53	9,356.62
<u>Assets</u>							
Fixed Assets	4,486.65	4,166.28	3,898.30	3,672.00	3,486.21	3,325.62	3,192.28
Current Assets	120.28	139.62	166.06	193.09	196.99	204.33	213.91
Investment in Fixed Income Securities	50.00	100.00	150.00	150.00	150.00	150.00	150.00
Cash in hand and bank	906.60	1,724.56	2,565.76	3,481.49	4,359.89	5,143.58	5,800.43
TOTAL (B)	5,563.53	6,130.46	6,780.12	7,496.58	8,193.09	8,823.53	9,356.62

MAHARAJA AGRASEN HOSPITAL

ANNEXURE - "G" PROJECTED CASH FLOW

(In Rs. Lakhs)

SOURCES OF FUNDS	Pre-op. yr	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Net Surplus	-	488.05	566.94	649.66	716.46	696.50	630.45	533.09
Contribution from Trustees	4,960.00	115.47	-	-	-	-	-	-
Depreciation	-	668.55	620.36	579.98	546.30	518.79	495.59	476.34
TOTAL (A)	4,960.00	1,272.07	1,187.30	1,229.64	1,262.76	1,215.30	1,126.03	1,009.43
OUTFLOW OF FUNDS								
Fixed Assets & Capital Expenditure	4,855.19	300.00	300.00	312.00	320.00	333.00	335.00	343.00
Increase in Working Capital	-	120.28	19.34	26.44	27.03	3.90	7.34	9.58
Investment in Fixed Income Securities	-	50.00	50.00	50.00	-	-	-	-
TOTAL (B)	4,855.19	470.28	369.34	388.44	347.03	336.90	342.34	352.58
NET SURPLUS (A - B)	104.81	801.79	817.96	841.20	915.73	878.39	783.70	656.85
OPENING BALANCE	-	104.81	906.60	1,724.56	2,565.76	3,481.49	4,359.89	5,143.58
CLOSING BALANCE	104.81	906.60	1,724.56	2,565.76	3,481.49	4,359.89	5,143.58	5,800.43

MAHARAJA AGRASEN HOSPITAL

ANNEXURE "H" BREAK EVEN ANALYSIS

Sl. No.	Description	(In Rs. Lakhs)						
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
	Capacity Utilised (in %)	70%	80%	90%	100%	100%	100%	100%
A.	INCOME	2,520.00	2,880.00	3,240.00	3,600.00	3,600.00	3,600.00	3,600.00
B.	VARIABLE EXPENSES	1,265.40	1,462.70	1,738.94	2,013.50	1,997.99	2,011.89	2,036.26
C.	CONTRIBUTION (A - B)	1,254.60	1,417.30	1,501.06	1,586.50	1,602.01	1,588.11	1,563.74
D.	FIXED EXPENSES	866.55	856.36	861.40	882.04	917.51	969.67	1,042.65
E.	P/V Ratio [(C x 100) / A]	49.79%	49.21%	46.33%	44.07%	44.50%	44.11%	43.44%
F.	BEP [D x 100 / E]	1,740.55	1,740.16	1,859.31	2,001.48	2,061.80	2,198.08	2,400.36
G.	Cash BEP [(Fixed Cost - Dep) x 100] / E	397.70	479.56	607.44	761.83	895.98	1,074.67	1,303.73

MAHARAJA AGRASEN HOSPITAL

ANNEXURE "I" WORKING CAPITAL ANALYSIS

Sl. No.	Descriptions	Period	(In Rs. Lakhs)						
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
1	OT Expenses	30	12.95	8.88	10.65	11.10	10.36	10.36	10.36
2	Doctor Consultancy (OT)	30	15.53	19.53	23.30	26.63	25.89	25.48	25.07
3	Doctor Consultancy (OPD)	30	18.41	22.62	26.63	30.25	29.59	29.18	28.77
4	Power & Fuel	30	20.71	26.04	31.96	38.47	38.47	38.22	37.81
5	Medicine	30	30.21	34.82	40.39	45.45	45.45	45.45	45.45
6	Repairs & Maintenance	30	2.05	2.42	3.18	4.73	6.18	8.39	11.63
7	Other Expenses	30	4.14	5.92	6.82	8.88	8.28	8.28	8.28
8	Admin. Expenses	30	16.27	19.40	23.13	27.59	32.77	38.97	46.55
WORKING CAPITAL			120.28	139.62	166.06	193.09	196.99	204.33	213.91