

Cost Benefit Analysis

Key Results

ITEM	Amount (Rs. in Crores)
Total Project Cost (Estimated)	451.35
Estimated VGF	183.63
Project IRR	17.77
Equity IRR	18.23
D.S.C.R	1.92
Concession period	50 years
Pay Back Period	16 years

Operating Cost of the Projects,

S.N	Item	Amount Rs. Lacks (7 th years)
1	Salary	1412.04
2	Office expenses (7% of salary)	109.84
3	Water	29.96
4	Electricity	119.16
5	Animal feed	255.33
6	Veterinary care	61.05
7	Consumables	116.32
8	Vehicle maintenance & running	241.86
9	Building repair & general maintenance	712.14
10	Road repairs	58.83
11	Misc. expenses	35.46
12	Unforeseen expenses (5%)	157.60
	Grand Total	3309.59

Development Cost of Project.

S. N.	Item	Pre project	Phase I	Phase II	Phase III
1	Gorewada Reserve	486.94	0.00	0.00	0.00
2	Water Reservior	0.00	797.20	0.00	0.00
3	Indian Safari	0.00	2507.42	0.00	0.00
4	African Safari	0.00	0.00	0.00	1674.69
5	Entry Plaza	0.00	3431.17	2010.38	1709.13
6	Buffer Zone & Land Development	0.00	656.59	156.26	0.00
7	Biopark (Zoo)	0.00	1493.45	943.97	0.00
8	Aviary (Bird Park)	0.00	898.09	665.65	0.00
9	Animal Care Centre	0.00	537.00	100.00	0.00
10	Night Safari	0.00	2413.10	2593.26	893.18
11	Tribal Village Trail	0.00	451.63	0.00	0.00
12	Deep Time Trail	0.00	0.00	1059.73	0.00
13	Trail of Senses	0.00	0.00	0.00	591.21
14	Water Supply & Distribution	0.00	534.50	291.00	0.00
15	Electricity and IT	0.00	814.00	445.40	465.20
16	Sewerage System	0.00	820.00	255.00	0.00
17	Vehicles	30.00	760.00	1470.00	0.00
18	Furnishing & Interiors	0.00	871.00	522.60	348.40
19	Housing for Essential Staff	0.00	869.58	572.60	0.00
20	Service Block	0.00	218.22	124.12	0.00
21	Animals	29.22	1084.38	674.40	340.91
22	Pre0.00opening cost	14.61	542.19	337.20	170.45
23	Escalation for Inflation	0.00	1320.10	822.10	415.00
24	PMC charges	29.22	1084.38	637.40	340.91
25	Contingency	24.35	903.65	562.00	284.09
	Grand Total Rs. 45135.39 lacs	614.34	23007.63	14310.05	7203.37

Estimated Footfall and Entry Fee

Product Mix wise footfalls for the base year			Charges for base year in (INR)	
Component	Start year	Estimated footfall (in lacs)	(Per head charges)	
			Adult	Children
Entry & Zoo	Year 3	21	50	25
Day Safari A/C	Year 2	6	350	175
Day Safari Non A/C			250	125
Night Safari A/C	Year 5	4.5	600	300
Night Safari Non A/C			500	250

Estimated Revenue

S. N.	Revenue Item	Amount Rs. Lacs (7 Year)
1	Entry fee Wildlife reserve	109.81
2	Entry fee Main Plaza	1202.62
3	Entry fee Day Safari	1802.46
4	Entry fee Night Safari	1930.50
5	Battery operated vehicles	96.21
6	Rental from commercial space	105.00
7	Advertisement	210.00
8	Parking Revenue	228.13
9	Shuttle Service	22.59
10	CSR (Adoption of animals)	52.50
11	Misc. including Research grants	105.00
	Grand Total	5864.82

Means of Finance

ITEM	%	AMOUNT IN RS. LACS				
		Pre phase	Phase I	Phase I	Phase I	Total
Debt	33	0	7543	4697	2373	14613
Equity	20	0	4599	2864	1447	8910
Upfront contribution from 26 ha. non forest land	7	0	3250	0	0	3250
VGF	40	614	7604	6760	3385	18363
Total	10	614	22996	14321	7205	45136