

PRE-FEASIBILITY REPORT ON FIVE STAR HOTELS

SCOPE OF REPORT

The objective of the report is to provide the detailed information on how to set up a hotel. This report is structured into 5 chapters consisting of Project Concept, Industry Analysis, Project Details, Industry Statistics and Conclusion; going into further detailing as - Technical Aspects, Human Resource Planning, Marketing & Promotions, Market development, Mobilizing bank loan, Financial Estimates, project cost, issues & Challenges and Critical Success Factors.

The most sought after feature of the report is Financial Models (3 excel sheets) which helps the customers to do their customized calculations. It will act as a ready reckoner for you in the field of hotels setting –up.

Reasons why you should buy the report (Uses):

- Procedure of Setting up a Five Star Hotel
- categorization of hotels & regulatory requirements
- Helps in understanding various requirements of a Hotel
- A deep insights into the Financials of the project
- Financial Model (excel sheets) for customised calculations

New Features Added in the report:

- Golden Rules for Attracting Investors
- Industry Statistics
 - a. Average Occupancy and Rate in 31 cities
 - b. Technology Adoption in Hotels (% of hotels uses Different Technology)
 - c. Environment Management Practices (% of hotels monitoring quantitative performance)
 - d. Average Monthly & Daily occupancy (Overall India)
- List of Private Equity / Venture Capital Firms

Deliverables:

- Soft Copy – email or CD
- Hard Copy

FOR WHOM

- Entrepreneur Planning to set up a New Hotel
- Existing Hoteliers
- Real estate /Construction Companies
- Venture capitalist / Private Investors
- Management Consultants
- Banks
- Management Institutes
- Foreign Investors

To avail the SPECIAL OFFER, Please contact the Marketing team. Send an e-mail mktg@cygnusindia.com or call at 91 – 40 – 23430208 / 91-9573001730

PROVIDING YOU WITH

- Overview of Indian Hotel Industry
- Procedure for setting up Hotel
- Industry Structure & Segmentation
- Major Hotel Chains
- Requirement of Floor space, land, Machinery & utility
- Manpower Requirement
- Capital Outlay
- Financing
- Profit & Loss calculation
- Ratio Analysis etc
- Attracting Investors
- Industry Statistics

Use this report to...
*Understand how hotel industry is growing
Setting up hotels, Industry analysis, and financial s and much more.....*



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Executive Summary

Highlights

1. Project Concept

2. Industry Analysis

2.1 Overview of Indian Hotel Industry

2.1.1 Introduction

2.2 Structure & Segmentation of Hotel Industry

2.2.1 Budget Hotels

2.2.2 One and Two-Star Hotels

2.2.3 Three & Four-Star Hotels

2.2.4 Five-Star & Five-Star Deluxe Hotels

2.3 Market Size and Growth Rate

2.4 Major Hotel Chains

2.5 Growth Drivers

3. Project Details

3.1 Steps Involved in Setting up a Hotel

3.2 Technical Aspects

3.2.1 Locational Details

3.2.1.1 Demographic Details

3.2.1.2 Tourism in Bengaluru

3.2.1.3 Major Players

3.2.2 Land Requirement

3.2.3 Floor Planning

3.2.4 Facilities Available

3.2.5 Room Plans

3.2.6 Permissions & Clearances Required

3.3 Human Resource Planning

3.4 Marketing & Promotional Planning

3.5 Scheme for Market Development Assistance

3.6 Searching Investors

3.7 Mobilising Bank Loan

3.8 Critical Success Factors

3.9 Issues and Challenges

3.10 Financial Estimates

3.10.1 Project Cost

3.10.2 Sources of Fund

3.10.3 Disbursement, Moratorium Period & Repayment schedule

3.10.4 Revenue Model & Projection

3.10.6 Revenue & Profitability Projection

3.10.7 Working Capital Requirement

3.10.8 BEP & IRR

3.10.9 Ratio Analysis

3.10.10 Sensitivity Analysis

4. Industry Statistics

4.1 Average Occupancy & Rate for 30 cities

4.2. Percentage of Hotels uses different technology

4.3 Environment Management Practice

4.4 Average Monthly & Daily Occupancy

5. Conclusion

Annexure- 1: Bibliography

Annexure- 2: Providers of important products/ services

Annexure- 3: Details of MDA Scheme

Annexure- 4: Project Cost

Annexure- 5: Means of Finance

Annexure- 6: Construction Plan

Annexure- 7: Cost of Machinery

Annexure- 8: Manpower Planning

Annexure- 9: Repayment & Disbursement Schedule

Annexure- 10: P&L Statement & Basis for Revenue Calculation

Annexure- 11: Combined P&L Statement

Annexure- 12: Working Capital Calculation

Annexure- 13: Balance Sheet

Annexure- 14: Cash Flow Statement

Annexure- 15: Ratio Analysis

Annexure- 16: Break Even Point

Annexure- 17: DSCR

Annexure- 18: Internal Rate of Return & Payback Period

Annexure- 19: Sensitivity Analysis

Annexure- 20: Five and Four Star Hotels in Bengaluru

Annexure- 21: List of PE & VC Companies