Techno Economic Feasibility Report
on
Senior Living Home Project

Be the First to Reap the Silver Economy Boom

This report is meant for: architects; builders and developers; banks and financial institutions; entrepreneurs; investors; project consultants; management consultants; chartered accountants; service providers; healthcare and geriatric care providers; real estate developers; NGOs and trusts involved in elderly care; government agencies and local bodies; educational and research institutions; and all professionals interested in the planning, financing, development, management, and operation of senior living and assisted living projects.

Prepared by

ITCOT
ENABLING ENTERPRISES SINCE 1979

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SILVER ECONOMY

The number of people aged 60 years and above is expected to increase dramatically in the coming decades. This demographic transition is often referred to as the "**Silver Economy**", representing a massive market for healthcare, housing, assisted living, and wellness services.

Silver Economy is creating one of the fastest-growing markets in the world, encompassing senior housing, healthcare, assisted living, rehabilitation, wellness, home care, recreation, and other age-related services. Driven by increasing life expectancy, changing family structures, urbanization, and rising disposable incomes, the demand for professionally managed senior living communities is poised for sustained long-term growth. This presents a significant opportunity for entrepreneurs, developers, investors, healthcare providers, and financial institutions to participate in a high-potential and socially meaningful sector.

The Silver Economy is no longer a future opportunity - **it is an emerging reality**. Those who recognize this demographic shift and invest early in well-planned senior living projects will be well positioned to benefit from one of the most promising growth sectors of the coming decades.

Chapters: 15 + Master Plan & Typical Floor Plans

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REPORT CONTENTS

1. CONCEPT OF SENIOR LIVING HOMES

Formats of Senior Living Homes - *Senior Living, Assisted Living, Aged Care*
Age-Friendly Design Features
Healthcare Support Services
Wellness and Recreation Facilities
Lifestyle and Support Services
Infrastructure and Utility Systems
Emergency & Safety Systems
Senior-Specific Safety Features
Assisted Living and Senior Care

2. EMERGING TRENDS

Government-Supported Senior Citizen Homes
Private Sector Senior Living Homes – Major Brands

Regional Market Share
Competitive Landscape of Senior Living in India
Typical Prices of Senior Living Units in India

3. DEMAND PERSPECTIVE

Growth Drivers
Population Ageing
Insights from the Longitudinal Ageing Study in India (LASI)
Health Profile of the Elderly
Physical Health
Mental Health
Functional Abilities
Social Factors - Demographic Trends / Living Patterns / Living Conditions and Quality of Life
Financial and Economic Factors
- Work Participation / Migration & Socio-Cultural Shift / Loss of Traditional Family Support / Rising Dependency Ratio
Market Potential for Senior Living in India
Key Demand Segments
- Independent Living Communities
- Assisted Living Facilities
- Continuing Care Retirement Communities (CCRC)

Geographic Demand Trends
Emerging Retirement Destinations – South, North, West & East India

4. PROPOSED SITE LAYOUT

Residential Zones – 2 BHK / 3 BHK Towers & Villas – Total 130 Units
Wellness Zone
Administrative Block
Common Infrastructure Zone
Parking Lots
Open Wellness Facilities
Site Configuration
Number of Living Units & Living Space
Utilization of Terrace Spaces
Planning Rationale

5. COST OF CIVIL WORKS

Buildings & Civil Works
Unit Cost of Construction
Estimated Cost of Civil Works

6. COST OF GENERAL EQUIPMENT

Lifts, ACs, Ceiling Fans, Exhaust Fans, Stabilizers

7. WELLNESS FACILITIES

(*Proposed facilities, cost, operational model, staffing, revenue etc.*)
Ayurvedic & General Medical Centre
Nursing & Paramedical Care Centre
Post-Hospitalization Recovery Room
Isolation Ward
Physiotherapy Centre
Geriatric Gym
Sauna Bath
Outdoor Wellness Landscape Infrastructure
Reflexology Pathway
Pickleball Outdoor Court
Yoga Lawns & Therapeutic Garden

8. COST OF COMMON INFRASTRUCTURE EQUIPMENT

AV System
Multi-Cuisine Kitchen Equipment
Water Supply System
Centralized Solar Hot Water System
Potable Water Treatment Plant
LPG Gas Bank
Solar PV System
Electrical System
DG Sets & Fuel Tanks
CCTV Surveillance System
Fire Detection & Fire Fighting System
Waste Incinerator
Sewage Treatment Plant
EV Charging Conduit Provision
General Tools & Sundry Equipment
Vehicle Parking
Rainwater Harvesting
Street Lights

9. COST OF MISCELLANEOUS FIXED ASSETS

Common Furniture & Fixtures
Ambulance & Service Vehicle
Office / Resident Transport Vehicle
Garden Furniture
Centralized Laundry Facility

10. COST OF LAND DEVELOPMENT

Surface Cleaning
Earth Filling
Compound Wall & Gates
Internal Roads And Pathways
Landscaping
Hardscaping

11. TECHNICAL FEATURES

Project Layout
Project Capacity and Number of Residential Units – Basis of Planning
Land Cost Assumptions and Basis for Estimation
Important Statutory Approvals Required
Water Supply Norms
Structural Safety Requirements
Floor Space Index (FSI) / Floor Area Ratio (FAR)
Total Connected Load
Project Gestation

12. PROJECT COST & PROPOSED MEANS OF FINANCE

Cost Analysis and Benchmarking
Project Cost: Facility-wise Analysis
Proposed Means of Finance

13. FINANCIAL VIABILITY

Sales Revenue
Profitability Analysis
Income Tax
Performance Ratios
Break-Even Analysis
Sensitivity Analysis / Tornado Chart
Cash Flow Considerations

Overall Financial Assessment
Financial Statements

14. ANCILLARY REVENUE STREAMS

(*Capital cost estimate, operational model, etc.*)
Multi-Service Convenience Store
Centralized Laundry Facility
Salons
Solar PV Power Generation
Multi-Cuisine Kitchen

15. OPERATIONAL GUIDELINES

Tie-up for Wellness & Healthcare Services
User Fees & Service Charges
Resident-Centric Service
Accessibility and Convenience
Hygiene, Safety, and Health
Transparency and Fairness
Staff Training and Conduct
Utilities and Maintenance
Privacy and Comfort
Emergency and Grievance Handling
Resident Safety in Deliveries and Logistics
Lease Compliance and Financial Responsibility
Community Integration

APPENDIX

MASTER PLAN & TYPICAL FLOOR PLANS

- Master Plan: Overall Site Layout
- Master Plan: Site 3 D View 1
- Master Plan: Site 3 D View 2
- 2 BHK Tower: Typical Floor Plan
- 3 BHK Tower: Typical Floor Plan
- Villa: Typical Floor Plan

OUR SERVICES

We offer end-to-end professional consultancy for planning, financing, developing, and operationalizing Senior Living Home projects. Our services include:

- Preparation of customised **Techno-Economic Feasibility Reports** (TEFRs) and **Detailed Project Reports** (DPRs)
- Preparation of Due Diligence Reports for Project Promoters, Banks, and Financial Institutions
- Assistance in obtaining project finance from banks and financial institutions
- Site inspection, land suitability analysis, and project viability assessment
- Project conceptualisation and configuration based on the local demographic, geographic, economic, and social profile
- Facilitation of strategic tie-ups with hospitals for healthcare, emergency medical support, and wellness services
- Tie-ups with experienced facility management and senior care service providers
- Architectural planning, master planning, and space optimisation
- Preparation of detailed architectural, structural, and engineering drawings
- Project Management Consultancy (**PMC**) during project implementation

- Assistance in obtaining all statutory approvals, licences, and regulatory clearances
- Escort services for obtaining Government approvals, including land conversion, land ceiling permission, land exchange, and other statutory compliances
- Development of operational frameworks, including coordination among the developer, residents' association, healthcare partners, and service providers
- Guidance on business models, pricing strategy, marketing, and operational sustainability
- Post-commissioning advisory support for efficient project operations

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