MAGUS INFRATECH PVT. LTD.

Site Address: MIDC, Additional Kalyan Bhiwandi Ind. Area, Plot #1, Village Kon, Taluka Bhiwandi,
District Thane - 421311 | www.magusfashioncity.com

MAGUS
DISCOVER. DELIVER.

DEVELOPED BY:	CONSULTANT:	FUNDED BY:
Magus Infra tech Pvt Ltd.,	Magus Consulting Pvt Ltd.,	IIFL

8th Floor, 801 & 802, Viraj Tower, near Western Express Highway, Andheri East, Mumbai - 400093
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MAGUS FASHION CITY
THE COMPLETE GROWTH ECOSYSTEM

GRAND VISION DESERVES A GRAND SPACE

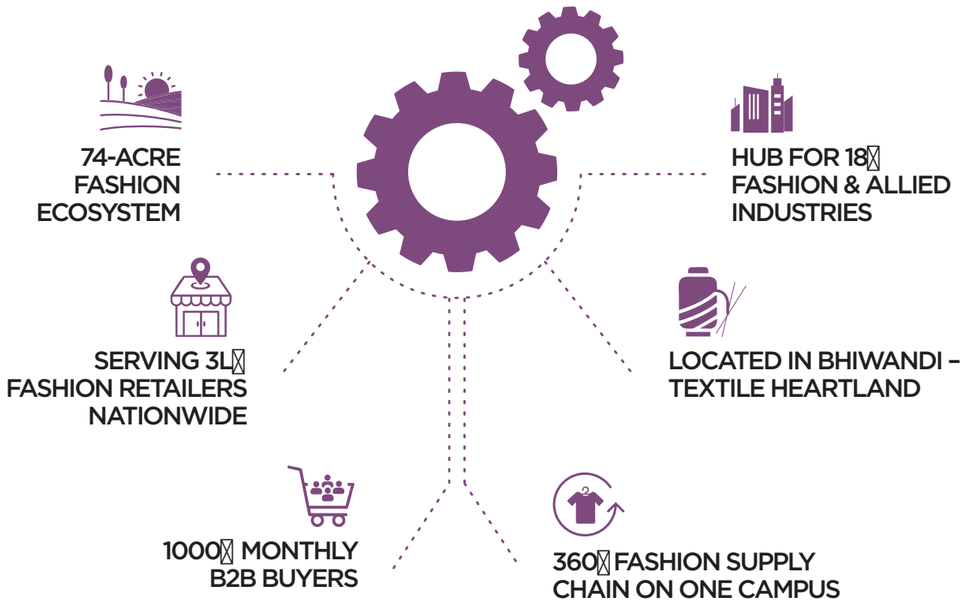
AVYA
Large Gala Units



Artist's impression

A COMPLETE FASHION ECOSYSTEM UNDER ONE VISION

Magus Fashion City - India's first 74-acre destination that integrates every vertical of the fashion world - from design to display, from raw materials to retail, from business to lifestyle - into one seamless experience. Here , we don't just offer infrastructure. We create a thriving ecosystem that nurtures growth for every stakeholder in the fashion value chain- from aspiring designers and manufacturers to leading retailers, B2B retail, design schools, exhibition centres, hotels, creative spaces, and entrepreneurs.





A 360° ECOSYSTEM FOR ALL STAKEHOLDERS TO THRIVE

A vibrant ecosystem of fashion experts, designers, and job workers – blending creative vision with hands-on expertise to drive trends and support end-to-end production.

Enabling manufacturers with ready-to-use production spaces, scalable units, and operational support designed to meet global benchmarks.

Efficient supervisors and strategic coordinators - streamlining operations, enhancing productivity, and enabling your confident scale-up.



Suppliers of fabric, trims, and specialty materials get access to organized clusters.

Trained and quality-driven talent - delivering precision, speed, and consistency to elevate your business performance.

With on-ground and online trade platforms, MFC ensures that every fashion product finds its market.

WHEN BUSINESS MEETS THE RIGHT LOCATION, GROWTH IS INEVITABLE

City Centres
- Bhiwandi - 06 Kms
- Kalyan - 04 Kms
- Mulund - 22 Kms
- Thane - 22 Kms
- Ghatkopar - 32 Kms
- Worli - 49 Kms
- Goregoan - 42 Kms

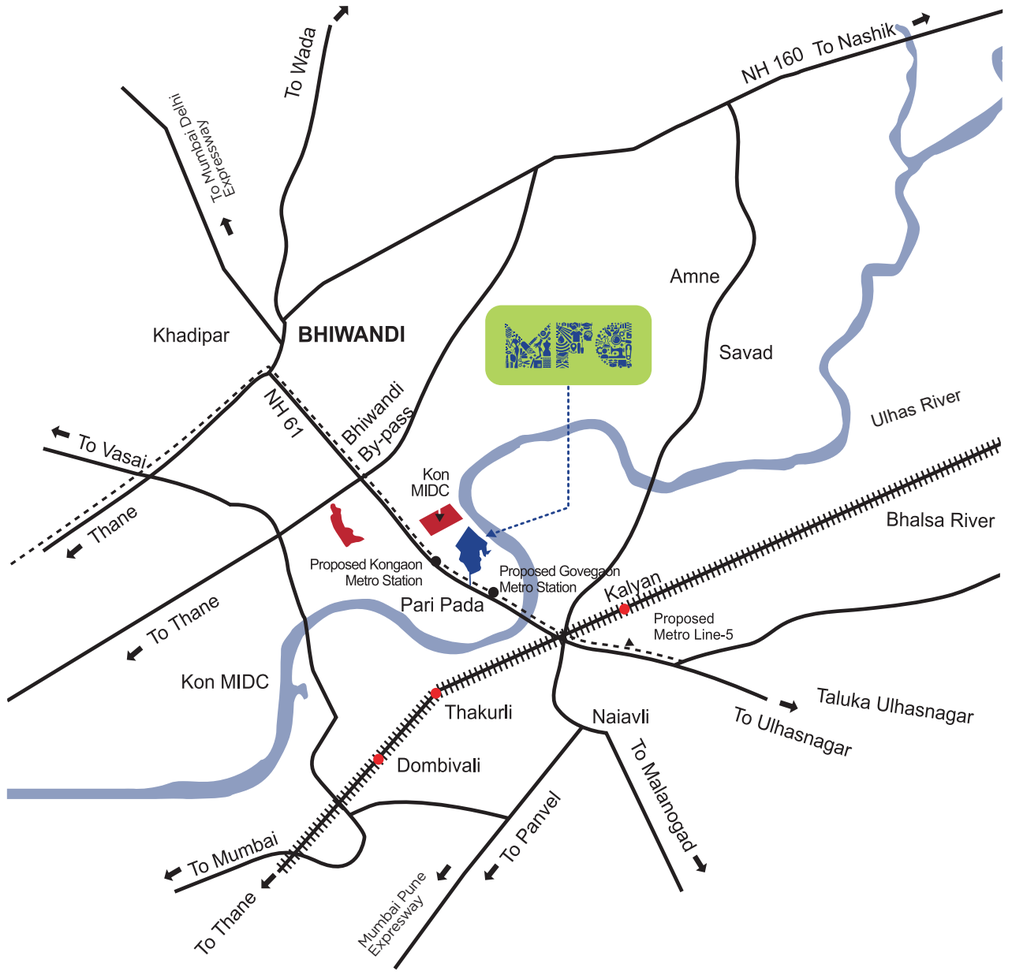
Airports
- Mumbai Airports - 42 Kms
- Proposed Navi Mumbai Airport - 60 Kms

Railways
- Kalyan Railway Junction - 05 Kms
- Bhiwandi Railway Station - 08 Kms

Ports
- MBPT Port - 50 Kms
- JNPT Port - 60 Kms

Metro Line
- Kon - 300 Mtrs
- Saravali - 600 Mtrs

Major Highways
- Mumbai - Delhi Expressway
- Samruddhi Expressway
- Mumbai - Pune Expressway
- Nagpur - Mumbai Expressway



- Driving time from Kalyan Station to project site - 15 minutes
- Total population residing in Kalyan subregion - 8 lakhs
- Frequency of bus services - 10 minutes
- Shared autos availability - every 2 minutes
- Fast trains availability - every 15 minutes
- Travelling time by train from CST to Kalyan - 1 hr 5 min
- More than 50 primary & high schools and 12 colleges in the vicinity
- Metro Line 5 between Thane-Bhiwandi-Kalyan planned by MMRDA
- Hospitals in the vicinity - Fortis, Shree Devi, Phadke, Meera, Shree and Apex
- Nearest Police Stations - Kalyan and Bhiwandi

WHAT SETS US APART

1

India's First
& Largest
Integrated Fashion
Manufacturing City

2

74-Acre
Dedicated
Fashion Ecosystem

3

Serving
3+ Lakh
Fashion Retailers
Across India

4

1000+
B2B Buyers
Expected
Monthly

5

Anchored in India's
$1 Trillion
Fashion Growth Vision

6

Complete
360°
Fashion Ecosystem
on One Campus

7

Strategic Location
in Bhiwandi –
India's Textile
Heartland

8

Empowering
India's
Next-Gen Fashion
Aspirations

9

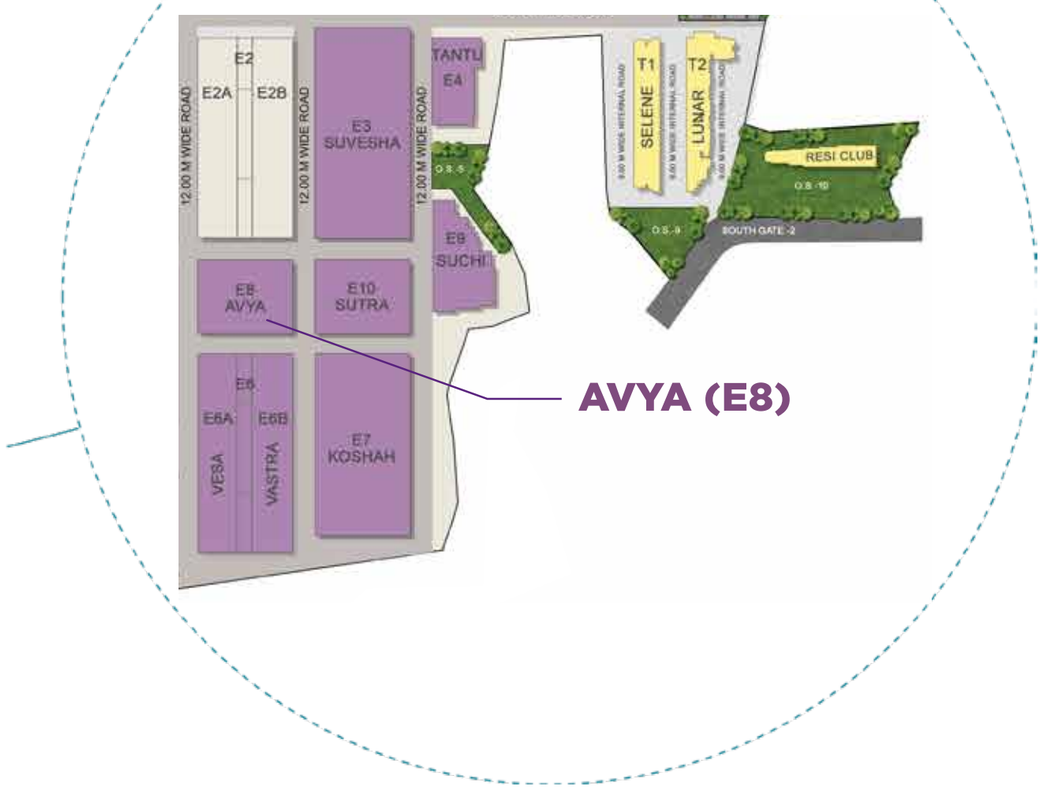
Hub For **18**
Fashion Clusters

10

Building the
Future Fashion
Capital of India

AVYA (E8)
MASTER LAYOUT





1. MFC FASHION SPACES
   Asmeeta Texpa – 2 million sq. ft. existing apparel park – 45 acres – Phase 1
2. FACTORY BUILDINGS/VILLA FACTORY BUILDING
3. FACTORY FLATTED GALA - SMALL, MEDIUM, LARGE, EXTRA LARGE - FLEX SPACES
4. MFC FASHION SPACES
   Fashion Processing Spaces – Small, medium, large, extra-large flexi space
5. WEARABLE, ACCESSORIES & FABRIC SPACES WITH PROCESSING SUPPORT
6. MFC FASHION SPACES
   B2B Wholesale Factory Showrooms – The Showcase
   Fashion Convention Centre
6. MFC CREATIVITY SPACES
   Fashion Studio
   Fashion Shows Area
   Fashion Exhibition Centre
   Fashion Convention Centre
6. FASHION AMENITIES
   Magus 4 star hotel with 100 keys
   Magus food court
   Magus Restaurant
   MFC Lifespaces - walk to work
7. MFC FASHION SPACES
   B2C Retail Spaces – Will be planned in new land
8. FASHION BUSINESS DEVELOPMENT AND SUPPORT SERVICES
   TheShowcase.in – Magus Fashion Hub Online portal & app -
   Multi-manufacturer, all-fashion-products mega portal - has B to F & app
   Fashion F/D to C business creation of market place online portal & app
9. MFC FASHION SPACES
   Fashion design school
   Fashion Center of Excellence
   Fashion research and development centre R&D material research, treatment research, manufacture tech processes
10. MFC CREATIVITY SPACES
    Fashion Common Facilities (CFC) – Labs
11. MFC TALENT DEVELOPMENT & MANAGEMENT SPACES
    Fashion Managerial Training Centre
    Fashion Workforce Training Centre (CMT Centre)
    Fashion Human Resource Management Centre (HRD Centre)
12. MFC FASHION AMENITIES
    Riverfront Promenade & Deck
    MFC Club
13. MFC SPA & WELLNESS CENTRE
13. MFC RECREATION FACILITY
14. MFC LIFESPACES – WALK TO WORK
    Basera – Co-living & Dormitories
15. MAGUS RESIDENTIAL AND CLUBHOUSE

AVANT-GARDE INFRASTRUCTURE FEATURES TO FUEL PROGRESS







ROAD SYSTEM

- Accessible road along NH 61
- 60 ft. wide roads within the park
- Industrial tonnage cement concrete road driveways with paver blocks and street lights

UTILITY CORRIDORS

- Road-side utility ducts reaching each plot
- Underground infrastructure power, water, drainage and firefighting
- Junction box, connections at each plot for every utility and stormwater management
- Stormwater drainage with required gradient
- Rainwater harvesting through open space and garden
- 10 of land as open space
- Open space converted to gardens with recreational area
- Parking bays
- Utility areas

POWER SUBSTATION

- Switching substation by MSEDCL of 17 MW giving Industrial Power Feeder

SECURITY SERVICES

- 24-hour security services
- Well-designed compound wall for the entire complex

FLATTED INDUSTRIAL GALA BUILDINGS

- Factory buildings
- Gala options with single, twin, triple or complete floor

ENVIRONMENT-FRIENDLY

- Rainwater recharging
- Reuse of drainage water
- Sewerage Treatment Plant (STP) at park level
- Solar street lights

SIGNAGES & BOARDS

- Signages for plots, roads and CFCs
- Recreation signages

UTILITIES IN THE CITY FOR SEAMLESS FUNCTIONING







POWER SUPPLY

- 24-hour power supply (Friday staggering) by MAHADISCOM / MSEDCL
- Ear-marked transformers throughout the project area - for each industrial building
- Underground distribution network - HT
- 17 MVA power supply from MSEDCL

WATER SUPPLY

- Water supply from MIDC
- Recycling of water for flushing & landscape usage
- Provision of overhead tank with separate connection for domestic use

DRAINAGE & SEWAGE MAINTENANCE

- Designated for economical maintenance
- Solid waste collection & dumping system
- No flooding

WASTE MANAGEMENT

- Collection bins for individual units
- Street sweeping

FIRE FIGHTING SYSTEM

- Fire fighting system for the entire park
- Common underground water tank for every textile building & industrial estate
- Underground pipeline network for fire fighting up to every industrial building
- Provision of sprinklers for all buildings

TELECOM & DATA NETWORK

- Telecom and Data Communication
- Exclusive Private Telecom Company

INTRODUCING - E8 AVYA

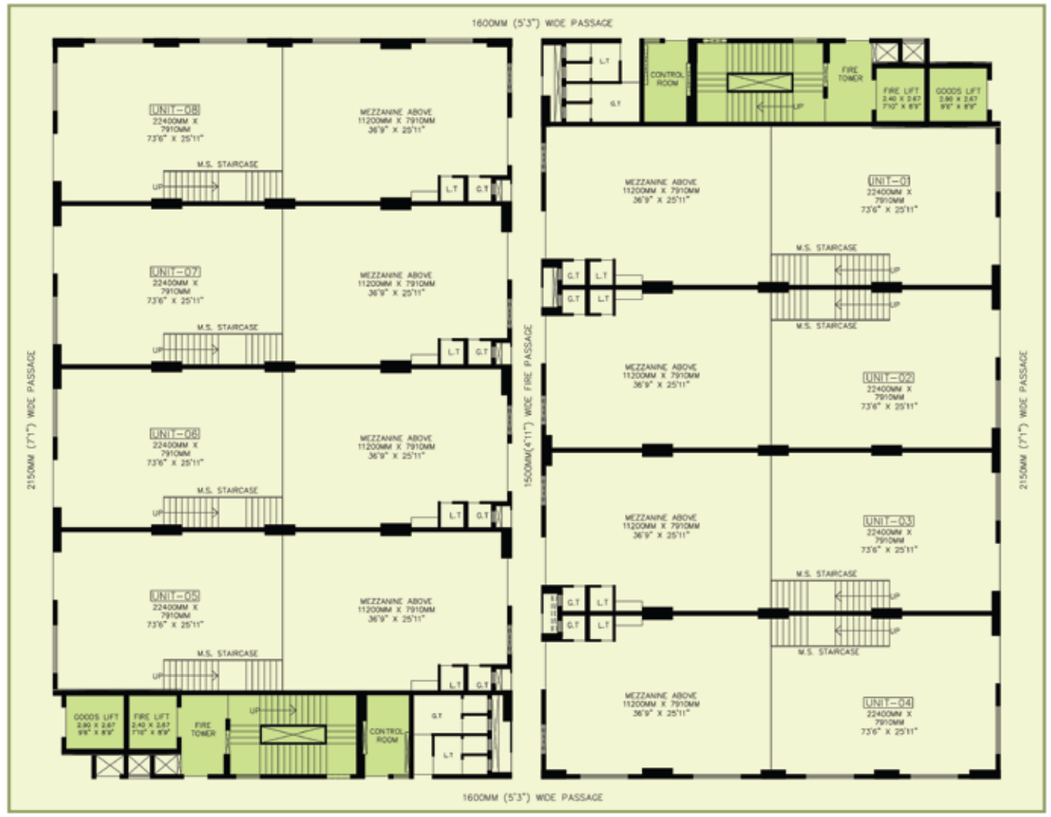
AVYA marks the dawn of a new era in business success and expansive growth. A meticulously crafted building, offering both east and west-facing units, designed in perfect alignment with Vastu principles. With 8 large gala units per floor, each featuring an elegant mezzanine, AVYA provides an unparalleled opportunity for large enterprises looking to elevate their presence. This limited inventory on every floor ensures exclusivity and distinction, offering a prestigious space for businesses with bold aspirations. Secure your future in one of the most sought-after locations, available on a first-come, first-served basis. AVYA is more than just a workspace - it's a testament to ambition, scale, and the next level of business excellence.



GROUND FLOOR



1ST FLOOR



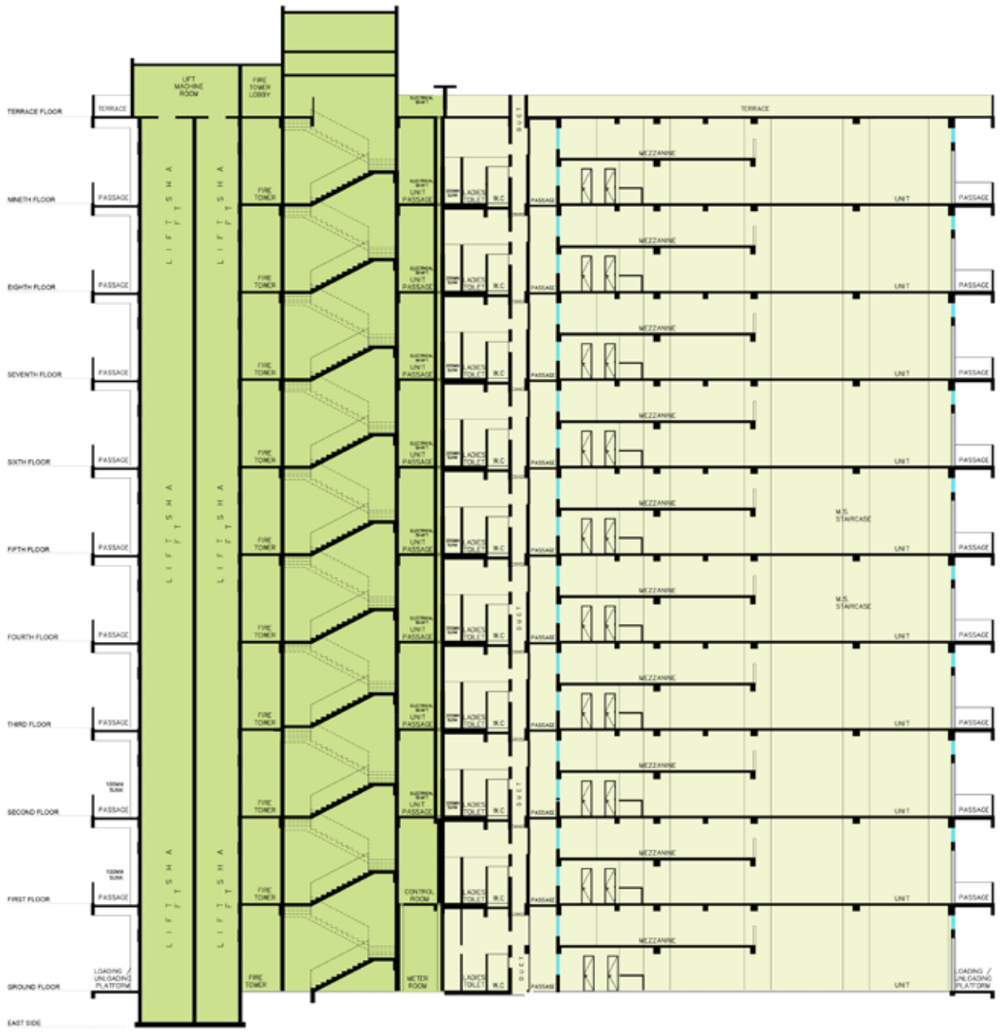
TYPICAL FLOOR
2ND, 3RD, 5TH, 6TH, 8TH & 9TH



REFUGE FLOOR
4TH & 7TH

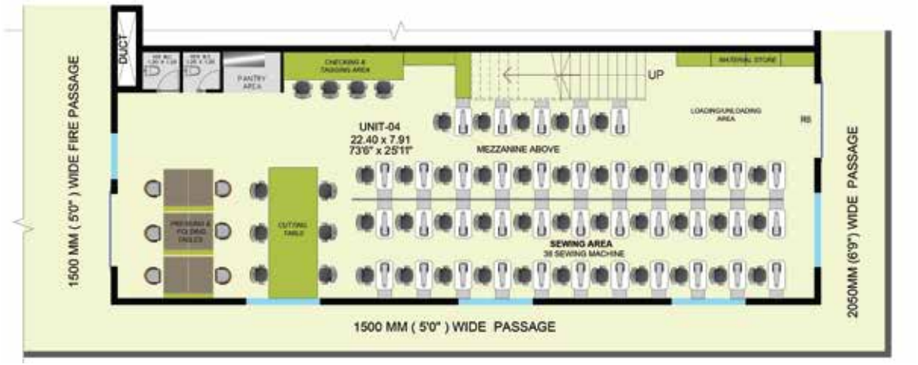


SCHEMATIC SECTION

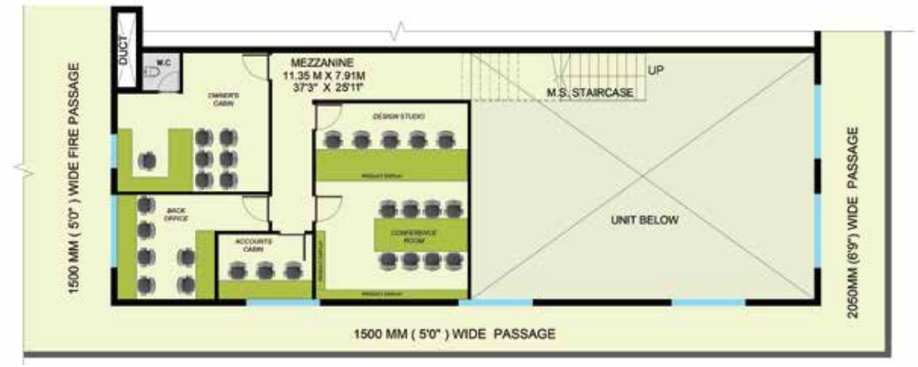


UNIT PLAN

Lower Level Plan



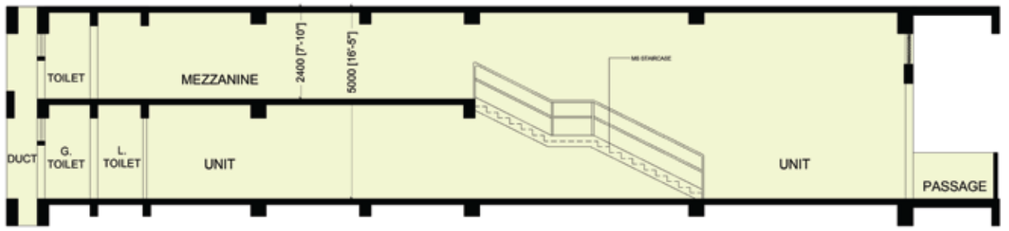
Mezzanine Level Plan



Carpet Areas

TYPE A	FLOOR AREA	177.10 SQ M	264.65 SQ M	1906 SQ FT	2849 SQ FT
	MEZZANINE AREA	87.55 SQ M		942 SQ FT	
TYPE B	FLOOR AREA	185.34 SQ M	272.89 SQ M	1995 SQ FT	2937 SQ FT
	MEZZANINE AREA	87.55 SQ M		942 SQ FT	

UNIT SECTION



ISOMETRIC PLAN

Mezzanine Level Plan



Lower Level Plan



E8 - AVYA SPECIFICATIONS

STRUCTURAL ELEMENTS

Structure	RCC Structure designed for provision G+9 floors along with Mezzanine floors
Loading On Floor	Floor with live load of 800 kg/sqmt UDL
Loading On Mezzanine	50% Mezzanine facility to take operational live load of 500kg/sqmt. UDL
Loading On Terrace	Terrace designed with live load of 800 kg/sqmt UDL and take provision of Roof top solar system

BUILDING RELATED ELEMENTS

Building Design	Excellent elevation with NBC based building design
Back Yard & Surrounding Area	Concrete paver blocks
Meter Room	Common meter room at ground level
Sewage network	Well-Connected sewage and drainage network with decentralized STP.
Storm Water Drainage	Well-Connected network of surface drainage & rain water drainage of buildings for entire project
Water Supply	Central Supply Water distribution to feed each building through building level UGT & OHT
Lift	2 High Speed Passenger Lifts with 15-20 passanger capacity 2 Nos of 2 Ton Goods lift Better Brands for better performance
Control Room	space for Dedicated Control Room

GROUND FLOOR SPECIFICATIONS

Plinth	4 ft height plinth with Loading - Unloading Platform
Entrance / Landing Area	Entrance & Landing Lobby for goods handling finished with Kota flooring
Passages	2.25 mt main passages for easy goods handling 1.5 mt fire passages, equivalent to normal passages
Fire Fighting	Fire sprinkler system in the lobby and passage areas, as well as inside each individual Gala unit.
Electrical Infrastructure	Common Meter room with connection to each unit MCB through Cable Trays
Telecom & Data Network	Provision for Telecom & Data Network facility at ground floor in control room LED lighting in passages & staircase & lobby area
Common Toilets	2 toilet blocks with separate Gents & Ladies toilets with full height tilling branded plumbing & sanitary fittings
Walls & Plaster	Walls in block works both External & Internal plaster in ready mix
Paint	External weather shield acrylic paint
Flooring in common area & staircase	Mirror Polished Kotah stone flooring with better workmenship
Waterproofing	Better waterproofing with 5yrs warranty

FIRST FLOOR, SECOND FLOOR, THIRD FLOOR & FOURTH FLOOR SPECIFICATIONS

Floor to Floor	Slab height 16+4(5 m) inclusive of slab thickness
Slab, Columns, Beams	R.C.C. slab to take safe Live Load of 800 kg/sq.m. UDL for Gala Buildings
Flooring	Mirror Polished Kotah Stone in lobby and units
Walls	Concrete block wall 200mm (8) thick with internal and external plaster
Window	Large Size, 3 track and 3 shutter Aluminium sliding window for better cross ventilation & lighting along with window provison in Mezzanine area
Ventilators	Louvered ventilators for better air exchanges.
Openings	M.S Rolling Shutters
Plumbing	24 hours water supply network. All plumbing pipes as per IS standards
Staircase	RCC Staircase with Kotah stone finish for tread and risers with wall Dado till 4+0 feet height
Fire Escape Passage	1.5m wide Clear Fire Escape Passages
External Paint	External weather shield Acrylic Paint
Internal Paint	Acrylic Emlusion Paint
External Passage Parapet wall	Passage Parapet wall in RCC & 1.20 m. height
Fire Detection Systems	as per applicable norms.

TERRACE SPECIFICATIONS

Slab	R.C.C. slab to take safe live Load 800 kg/sqm. UDL
Solar Energy	Provision for Roof top Solar Energy System on Terrace Slab.
Water	OverHead Water Tank for Domestic, Flushing & Fire Fighting System.
Water proofing terrace	Waterproofing in brickbat coba with 5 year warranty
Parapet wall	1.2m ht parapat wall in brick masonary plastered on both faces
Ladder	M.S ladder for O.H tank
Electrical	Lightning Arrestor as per NBC-2016

E8 - AVYA SPECIFICATIONS

FIRE FIGHTING INFRASTRUCTURE

Hydrant system with landing valves and
hose reels fire sprinkler system in the lobby
and passage areas, as well as inside each individual Gala unit.
Fire exit doors opening to fire exit passages
Emergency Exit Signs
Fire Egress Exit RS
Refuge area as per applicable norms

ELECTRICAL INFRASTRUCTURE

Installations in accordance with Industrial Norms with IS specification

Unit design	40 KVA for each unit
L. T. Metering	Main Switch with busbars for all units and individual KWH meters and consumer Main switches are provided in meter room.
M.C.B	63A TPN MCB provided in each unit with double earthing.
Transformer	Provision of transformer for each individual building
Street light at park lvl	LED street lighting

UNIT RELATED ELEMENTS

Assumed Structural Load

All Floors	Floor with live load capacity of 800kg/sqmt.
All Mezzanine Floors	Provison for upto 50% Mezzanine facility to take operational live load of 500kg/sqmt. UDL
M.S Staircase	1.5 mt wide internal MS staircase for Mezzanine access
Rolling Shutters	Provision for Fire rolling shutter in fire passage Greaseless M.S. Rolling Shutters with push and pull operation with enamel paint
Doors	Waterproof Bakelite Toilet door with Green Marble frame
Windows	Large Size, 3 track and 3 shutter Aluminium sliding window for better cross ventilation & lighting along with window provison in Mezzanine area Granite/Green marble window sill
Ventilators	2 Nos of Louvered ventilators for better air exchanges.
Electrical Infra	40 KVA load connection for each individual units
Flooring	Mirror Polished Kotah stone flooring with better workmenship both at floor level & Mezzanine level
Toilets	1 male and 1 female toilet in each unit. Full height tiling in internal toilets with branded plumbing fixtures Male and Female common toilet provided at each floor. Executive toilet on mezzanine
Walls & Plaster	Walls in Block work. External and Internal plaster in ready mix
Paint	2 Coats of Semi Acrylic Emlusion Paint- Internal side 2 Coats of weather shield max Elastic Paint- External side
Pantry	Provision for pantry with sink in every unit
PARK level Elements	Provision for Male & Female dormitory Provision for family studio Apartment & 1BHK(open Kitchen) Provision for Marketing Center Provision for installation of Security System with CCTV surveillance Master control room at infra level.

COMPARISON CHART

SPECIFICATION	E8 BUILDING AVYA	PHASE 1 GALA BUILDING
I. UNIT RELATED ELEMENTS		
USP OF E8 UNITS		
1. Larger size gala		
Width	7.91 mts. (26′0″)	7.27 mts. (23′10″)
Length	22.40 mts. (73′6″)	19.30 mts. (63′4″)
Height	5.00 mts. (16′4″)	4.88 mts. (16′0″)
Total unit carpet area	177.10 Sq. Mts. (1906 Sq.Ft)	140.31 Sq. Mts. (1510.30 Sq.Ft)
2. Mezzanine 50%		
Width	7.91 mts. (26′0″)	No Mezzanine
Length	11.35 mts. (37′3″)	
Height	2.4 mts. (7′10″)	
Total mezz carpet area	87.55 Sq. Mts. (942 Sq.Ft)	
Total Unit + Carpet Area	**264.65 Sq. Mts. (2849 Sq.Ft)**	**140.31 Sq. Mts. (1510.30 Sq.Ft)**
Flexiblity in location of staircase to mezzanine	1.5 mts. wide MS staircase	
3. Floors	G+9	G+3
4. Shutters, doors & windows		
Opening shutters	Greaseless M.s. Rolling Shutters	Regular MS rolling shutter
Back side shutters	Greaseless M.s. Rolling Shutters	No RS on rear side, only fire door at rear side
Toilet doors	Waterproof Bakelite Door With Green Marble Frame	Provision for wooden door
Floor windows	2.4 M X 2.1 M (8′0″X 6′0″) 3/4 Track, Shutter Aluminium Sliding Window	2 nos, 1.2 mts. x 1.2 mts. (4′x 4′) alluminium window
	1.5 M X 2.1 M (5′0″X 6′0″) 3/4 Track, Shutter Aluminium Sliding Window Rear Side	2 nos, 1.2 mts. x 1.2 mts. (4′x 4′) alluminium window
Mezzanine windows	2 Nos Of 2.4 M X 1.2 M (8′0″ X 4′0″) 3/4 Track , Shutter Aluminium Sliding Window	No Mezzanine
5. Ventilators	2 Nos. Of 2.4 M X 0.7m (8′0″ X 2′3″) Louvered Ventilators At Shop Front For Better Air Exchanges & No Nuisance Of Water Seepage / Peigon Intrusion	1 nos of 6.4 mts. x 0.6 mts. (21′x 2′) RCC jali creating issues of water seepage/piegon intrusion
6. Toilets	1 Male Toilet 1.2 Mts. X 1.2 Mts. (4′0″X4′0″) With Branded Plumbing Fixtures And Tiling 1 Female Toilet 1.2 Mts. X 1.2 Mts. (4′0″X4′0″) With Branded Plumbing Fixtures And Tiling	1 common toilet 1.2 mts. x 1.3 mts. (4′0″ X 4′3″)
Mezzanine	1 Executive Toilet 1.2 Mts. X 1.2 Mts. (4′0″X4′0″) With Branded Plumbing Fixtures And Tiling	Not provided
7. Flooring in unit and Mezzanine	Mirror Polished Kotah stone flooring	Kotah flooring only at floor level
8. Pantry	Provision for pantry with sink in every unit	No provision for pantry
9. Paints	Acrylic emulsion paint	Washable coloured distemper
10. Electrical connected load	40 KVA load connection for each individual units	10 KVA load connection
11. Connected fire sprinkler systemt	Fire sprinkler system in the lobby and passage areas, as well as inside each individual Gala unit.	Only External fire hydrants provided

SPECIFICATION	E8 BUILDING AVYA	PHASE 1 GALA BUILDING
12. Connected wifi / telecom network	Telecom & Data Network facility at ground floor in control room	No provision for telecom and Data network facility
13. Build to suit option for purchase of more than one unit	Flexibiltity to reposition access to mezzanine with prefabricated 1.5 M (5′0″)wide M S staircase.	No staircase provided.
14. Vastu Compliance unit		
Facing	East West facing opening of building &gala units in the building	East West facing opening of building &gala units in the building
Toilets	Located as per vastu(non North East corner)	Located as per vastu (non North East corner)
II. BUILDING STRUCTURAL ELEMENTS		
1. Type of structure	Heavy super structure , as per NBC 2018 norms Structure designed with provision for G+9 floors Floor live load of 800 kg per Mt Sq Mezz loading of 500 kg per Mt Sq Terrace loading of 800 kg/sqmt with Provision of Roof Top Solar system.	Light structure G+3 structure Floor live load of 500 kg per Mt Sq No Mezzanine Terrace loading of 200 kg/sqmt , No provision for solar panels
2. Vastu compliance		
structure	Zero degree magnetic north	Zero degree magnetic north
Building alignment	East west facing opening of building & gala units in building	East west facing opening of building & gala units in building
Facing	Not on north east corner	Not on north east corner
Toilets		
3. Elevation of building		
Front & back	Full height verticle design element to enhance building view Staircase elevational treatment and fins thoughout the building on both sides (East and west)	Simple industrial design
Sides		Simple industrial design
4. Docking area	Both side docking area (East and west)	Both side docking area (East and west)
5. Lobby area	Entrance & Landing Lobby for goods handling finished with Mirror Finished Kota flooring	Lobby area with finished Kota flooring
6. Back yard & surrounding area	Concrete pavement around the building	Paver block
III. BUILDING RELATED ELEMENTS		
1. Lift		
Passenger lift	2 High Speed Passenger Lifts for 8 galas 15-20 passanger capacity Better Brands for better performance	2 Passenger Lifts for 12 galas 4 passanger capacity lifts Average brand warrants routine maintaince
Goods lift	2 High Speed Goods Lifts for 8 galas 2 Tonnes passanger capacity Better Brands for better performance	1 goods lift for 12 galas 2 Tonnes passanger capacity Average brand warrants routine maintaince
2. Entrance / landing area	Entrance & landing lobby for goods handling finished with mirror finished Kota flooring	Lobby area with finished Kota flooring

SPECIFICATION	E8 BUILDING AVYA	PHASE 1 GALA BUILDING
3. Passages	2.25 M (7□5□) main passages for easy goods handling 1.5 M (5□0□) clear fire passages, equivalent to normal passages 1.5 M (5□0□)wide Interconnecting passage	1.8 M (5□1□) Main passage 1.0 M (3□0□) Fire passage
4. Meter room	Common meter room at ground with connection to each unit MCB Through wall cabeling	Common meter room at ground level
5. Control room	Dedicated Control Room at Ground floor	No separate provision.
6. Refuge floor	Cantilever refuge balcony on north side	No refuge floor
IV. GROUND FLOOR SPECIFICATION 1. Passages	2.25 M (7□5□) main passages for easy goods handling 1.5 M (5□0□) clear fire passages 1.5 M (5□0□) wide Interconnecting passage	1.8 M (5□1□) Main passage 1.0 M (3□0□) Fire passage No full length interconnecting passage
2. Telecom & Data Network	Provision for Telecom & Data Network facility at ground floor in control room	No provision for telecom and Data network facility
3. Lighting in passage	LED lighting in Passages & Staircase & Lobby area	Normallighting in passage &staircase
4. Common Toilets	Increased capcity 2 toilet blocks with separate Gents & Ladies toilets with full height tilling Branded Plumbing & sanitary fittings	Limited capacity of toilets without separate Gents&ladies toilets with only 4ft tiling Average plumbing &sanitary fitting
5. Walls & Plaster	Walls in Block works Both External & Internal plaster in ready mix	walls in brickwork regular cement mortar based external and internal plaster
6. External Paint Internal Paint	External weather shield Acrylic Paint Acrylic Emlusion Paint	2 coats Water proof cement paint, Oil bound distemper on walls and whitewash for ceiling
7. Flooring in common area & staircase	Mirror Polished Kotah stone flooring with better workmenship	IPS
V. ALL FLOOR SPECIFICATION 1. Floor to Floor	Slab height 16□4□(5 m) inclusive of slab thickness	Slab hight 16□0□(4.88 m)inclusive of slab thickness
2. Slab, Columns, Beams	R.C.C. slab to take safe Live Load of 800 kg/sq.m. UDL for Gala Buildings	R.C.C. slab in Concrete to take a safe live load of 500 kg/sqmt
3. Flooring	Mirror Polished Kotah Stone in lobby and units	Kotah Stone
4. Walls	Concrete block wall 200mm (8□) thick with internal and external plaster	Brick work - 9□ thick with internal plaster 12 mm thick and external 18 mm thick sand faced plaster
5. Plumbing	24 hours water supply network,C classs G I Pipes as per IS Code Rainwater pipes as per I.S. Standard	B classs G I Pipes as per IS Code PVC Rainwater pipes as per I.S. Code
6. Staircase	RCC Staircase with Kotah stone finish for tread and risers with both side wall Dado till 4□0□ feet height	Staircase with skirting only,RCC staircase with Tandoor stone finish
7. Fire Escape Passage	1.5 M (5□0□) wide Clear Fire Escape Passages	1.0 M (3□0□) wide Clear Fire Escape Passages
8. External paint	External weather shield Acrylic Paint	2 coats water proof cement paint
9. Internal paint	Acrylic emlusion paint	Oil bound distemper on walls and whitewash for ceiling

SPECIFICATION	E8 BUILDING AVYA	PHASE 1 GALA BUILDING
10. External Passage Parapet wall	Passage Parapet wall in RCC 100 mm thk. & 1.20 M (4□0□). height	Passage Parapet wall in RCC 100 mm thk. & 1.20 M (4□0□). height
VI. TERRACE SPECIFICATIONS		
1 Slab	R.C.C. slab to take safe live Load 800 kg/sqm. UDL	Terrace loading of 200 kg/sqmt , No provision for solar panels
2. Water proofing terrace	China tile with Waterproofing in brickbat coba with 10 year warranty	Waterproofing in brickbat coba
3. Parapet wall	1.2m ht parapat wall in block masonary plastered on both faces	1m parapat wall plastered with double coat plaster
4. Solar Energy	Provision for Roof Top Solar Energy System on Terrace Slab.	Common OH Tank per building
5. Covered terrace for use	Covered shed on which solar panel will rest hence terrace is covered	No such provision
6. Electrical	Lightning Arrestor as per NBC-2016	No provision of lighting arrestor
7. Water	OverHead Water Tank for Domestic, Flushing & Fire Fighting System.	R.C.C. slab in Concrete to take a safe live load of 200 kg/sqmt
8. Ladder	M.S ladder for O.H tank	8 feet long M.S Cage ladder for O.H tank
VII. ELECTRICAL INFRASTRUCTURE		
1. Transformer	Large capacity electrical sub-station with total capacity of 4 MW	Large capacity electrical sub-station with total capacity of 1 MW for 12 gala building
2. L. T. Metering	Sub-station connectivity to each meter on owners name from handover day	Owners name was transferred on KWH meter after NOC received from developer
3. Cable connectivity	Cable tray is provided for cabeling of entire building	Tray cableling of electrical wiring in entire building
4. M.C.B	TPN MCB DB for each unit	Connected DP for each unit
5. Unit Design	40 KVA per unit power connection	10 KVA per unit power connection
6. Lighting	All lobby & passages connected with LED lighting All common toilets connected with LED lighting	Normal lighting Normal lighting
VIII. FIRE FIGHTING INFRASTRUCTURE		
1. Fire fighting system	Hydrant system with Landing Valves and Hose Reels Fire sprinkler system in the lobby and passage areas, as well as inside each individual Gala unit. Fire exit doors opening to fire exit passages Emergency Exit Signs Fire Egress Exit RS Refuge area as per applicable norms	External fire hydrants with sprinklers in common areas.

FUNDING FOR INDUSTRIAL GALA

A. BUNDLING SCHEME FROM BANK FOR PURCHASE OF GALA UNITS

Scheme Overview

S/N	Particulars	UOM	Details
1	Value of Unit [Excl. GST & Other Charges]	₹ In Lacs	160.25
2	Own Contribution	₹ In Lacs (20)	32.05
3	Bank Loan	₹ In Lacs (80)	128.20
4	Interest Rate		9.00
5	Loan term	Year	10-15 Yrs.
6	Principal Moratorium		Till the time of Possession
7	Interest Moratorium		NIL
8	Monthly EMI In ₹ as below :		
	For 10 Years	₹ In Lacs	1.62
	For 15 Years	₹ In Lacs	1.30
9	Upfront Payment [9.50 of Value]	₹ In Lacs	15.22
10	GST @ 18	₹ In Lacs	2.74
11	Stamp Duty & Registration Charges @ 5	₹ In Lacs	8.33
	Total Upfront Payment [9+10+11]	₹ In Lacs	**26.29**
12	Total GST @ 18	₹ In Lacs	28.85
13	Development & Other Charges	₹ In Lacs	8.88
	Total Value (1+11+12+13)		**206.30**

Parallel Funding Scheme

₹ In Lacs

Installments	Due ( )	Due Amount (₹)	Promotor Funding	Bank Funding
Value of Unit		160.25	**20%**	**80%**
On Completion till First Floor Slab	50	80.13	16.03	64.10
On Completion of Second Floor Slab	10	16.03	3.21	12.82
On Completion of Third Floor Slab	10	16.03	3.21	12.82
On Completion of Fourth Floor Slab	4	6.41	1.28	5.13
On Completion of Fifth Floor Slab	4	6.41	1.28	5.13
On Completion of Sixth Floor Slab	4	6.41	1.28	5.13
On Completion of Seventh Floor Slab	4	6.41	1.28	5.13
On Completion of Eighth Floor Slab	4	6.41	1.28	5.13
On Completion of Nineth Floor Slab	4	6.41	1.28	5.13
On Completion of External / Internal Plaster	3	4.81	0.96	3.85
On Possession	3	4.81	0.96	3.85
Total	**100%**	**160.25**	**32.05**	**128.20**

Note: The Bank Funding is subject to Customer Eligibility, CIBIL Score and as per Bank internal Assessment

Pre- EMI Plan

Year	Interest (₹ In Lacs)
PRE-POSSESSION (Year 1)	
MONTH-1	-
MONTH-2	-
MONTH-3	-
MONTH-4	0.12
MONTH-5	0.24
MONTH-6	0.36
MONTH-7	0.48
MONTH-8	0.60
MONTH-9	0.65
MONTH-10	0.70
MONTH-11	0.75
MONTH-12	0.79
MONTH-13	0.84
MONTH-14	0.89
MONTH-15	0.89
MONTH-16	0.93
MONTH-17	0.93
MONTH-18	0.93
MONTH-19	0.93
MONTH-20	0.93
MONTH-21	0.93
Total	**12.86**

EMI Payment Plan

Particulars	EMI Amount (₹ In Lacs)
Monthly EMI	1.30
Yearly EMI	15.60
15 Years Total EMI	234.05

Various Banks & Its Scheme For Gala

Particulars	ICICI	Kotak Bank	KJSB	NKGSB
Scheme	20;80	20;80	20;80	20;80
	10;90	5;20/5;20/5;20/5;20	5;20/5;20/5;20/5;20	5;20/5;20/5;20/5;20
Interest Rate	9 p.a.	9.25 p.a.	9.5 p.a.	9.5 p.a.
Loan Tenor	10 to 15 Yrs	10 to 15 Yrs	10 to 12 Yrs	10 to 12 Yrs
Till Possession no EMI only Interest	Till Possession	Till Possession	Till Possession	Till Possession
Stamp Duty & Registration	20 Stamp Duty	5 stamp Duty	5 stamp Duty	5 stamp Duty
Per month EMI ₹ 1,00,000/-	₹ 833	₹ 1029	₹ 1166	₹ 1166

FUNDING FOR PLANT & MACHINERY

A. BUNDLING SCHEME FROM BANK FOR PURCHASE OF PLANT & MACHINERY

Scheme Overview

S/N	Particulars	UOM	Details
1	Value of Plant & Machinery [GST & other chg extra]	₹ In Lacs	274.37
2	Own Contribution	₹ In Lacs (25%)	68.59
3	Bank Loan	₹ In Lacs (75%)	205.78
4	Interest Rate	%	9.50%
5	Loan Term	Years	7 yrs
6	Principal Moratorium	Months	6
7	Monthly EMI		3.55
8	Upfront Payment	₹ In Lacs	68.59
9	GST @ 12%	₹ In Lacs	32.92
10	Others (Accessories & Installaton Cost)	₹ In Lacs	2.16
	Total P & M Value (1+9+10)	₹ In Lacs	**309.45**

Note-We are assuming P & M cost at 1.5 times of property value

EMI Payment Plan

Year	EMI Amount (₹ In Lacs)	Interest Amount (₹ In Lacs)	Total Outflow (₹ In Lacs)
OWN CONTRIBUTION	68.59		68.59
YEAR-1 MONTH-1		1.63	1.63
MONTH-2		1.63	1.63
MONTH-3		1.63	1.63
MONTH-4		1.63	1.63
MONTH-5		1.63	1.63
MONTH-6		1.63	1.63
% YEAR 1	21.28		21.28
YEAR-2	42.55		42.55
YEAR-3	42.55		42.55
YEAR-4	42.55		42.55
YEAR-5	42.55		42.55
YEAR-6	42.55		42.55
YEAR-7	42.55		42.55
TOTAL	**345.19**	**9.77**	**354.96**

Various Bank% & its Scheme for P&M

Particulars	ICICI	NKGSB	KJSB	Bank Of Baroda
Scheme	SCHEME-25:75	SCHEME-25:75	SCHEME-25:75	SCHEME-25:75
Interest Rate	9.50% p.a.	9.50% p.a.	9.50% p.a.	9.50% p.a.
Loan Tenor	7 Yrs	7 Yrs	7 Yrs	7 Yrs
Till Possession No EMI Only Interest	6 month	6 month	6 month	6 month
Per month EMI ₹ 1,00,000/-	₹ 1634	₹ 1634	₹ 1634	₹ 1634

Bundling Of Working Capital For Business

S/N	Particulars	UOM	Details
1	Turnover (2 times of P&M Value)	₹ In Lacs	548.74
2	Working capital eligibility (20% of Turnover)	₹ In Lacs	109.75
3	Own contribution of WC @25%	₹ In Lacs	27.44
4	Bank WC loan @ 75%	₹ In Lacs	82.31
5	Interest Rate p.a.	%	9.50%
6	WC Renewal Cycle	Year	1Yr
7	Stock cover ratio		Higher than 1
8	Debtors cover ratio		Less than 90days
9	Creditor Cover ratio		Less than 90days

C.G.T.M.S.E Scheme - (Credit Guarantee Fund Trust of Micro and Small Enterprises)

SR NO	Particulars	ICICI	Kotak	Axis Bank	Bank of Baroda
1	Scheme	Scheme - 25;75	Scheme - 25;75	Scheme - 25;75	Scheme - 25;75
2	Interest Tate	9.75% p.a.	9.5% p.a.	9.75% p.a.	9.5% p.a.
3	Loan Tenor	1 yr renewal Base	1 yr renewal Base	1 yr renewal Base	1 yr renewal Base
4	Processing fees	1% Processing fees on renewal base	1% Processing fees on renewal base	1% Processing fees on renewal base	1% Processing fees on renewal base
5	Collateral Security	1) Nil for limits up to ₹ 2 .00 Cr with CGTMSE Coverage			
		2) Hybrid model of CGTMSE with collteral of 25% for the poration uncovered under CGTMSE for limits above ₹ 2.00 Cr.			

Central Govt. Subsidies For Garments Units

1.1 Project Cost and Means of Finance

A. Project Cost

SN	PARTICULARS	₹ In Lacs	%
1	Gala Unit (all inclusive Price)	206.30	39.68%
2	Plant & Machinery with Accessories	309.45	59.52%
3	Misc. Expenditures	4.13	0.79%
	TOTAL	**519.88**	**100.00%**

B. Means Of Finance

SN	PARTICULARS	₹ In Lacs	%
1	Promoters Contribution	185.90	35.76%
2	Term Loans from Bank (Secured)	333.98	64.24%
	TOTAL	**519.88**	**100.00%**

1.2 State Government Subsidies

SN	SUBSIDIES	₹ In Lacs	Subsidy (%)
1	30% Capital Subsidy on Machinery Basic value	49.51	30%
	TOTAL	**49.51**	

A. State Govt. Electricity Subsidy

SN	SUBSIDIES	₹ In Lacs	Subsidy
1	₹ 3.77 per unit for Consumer below 27 HP (5 Years)	16.76	₹ 3.77/unit
	TOTAL	**16.76**	

Note 1 : The subsidies are applicable till the date of scheme or 5 years as may be guided by Ministry of Textile, GoI

Note 2 : All terms & conditions as per relevant Govt. policies are applicable

1.3 Investment to Subsidies Ratio Analysis

A. Summary Of Investment And Subsidies

SN	PARTICULARS	₹ In Lacs	(%)
1	**Total project Cost:**	519.88	100%
2	**Means of Fnance:**		
	Own Contribution	185.90	36%
	Bank loan	333.98	64%
	Total	**519.88**	**100%**
3	**State Govt. subsidies**		
a	30% Capital Subsidy on Machinery Basic value	49.51	
b	₹ 3.77 per unit for Consumer below 27 HP (5 Years)	16.76	
	Total (a + b)	**66.27**	

B. Ratio Analysis

SN	PARTICULARS	₹ In Lacs	(%)
1	Subsidy on Total Project Investment (SOI)	66.27	13%
2	Subsidy on Promoter's Equity (SOI)	66.27	36%

BRANDS IN MAGUS FASHION CITY

RedRose FEEL FREE | yoke lingeries | JULIET Her Best Friend | VITAMINS | SALIENT BE DESIRABLE

Cherrywinkle | LADY Beauty | Sleepline | SWAN PRODUCTS | L&M LEISURE AND MOODS

Libra LINGERIE | Sukanya | RAJUL | Red Rine | Vama's

BLAZO | CASBAH | INTICODE

focusjeans | orbit exports ltd. | Double Bull Wear Your Best Expressions | AVOQ | JUKI

...AND MANY MORE

WHAT OUR ESTEEMED CLIENTS SAY ABOUT US



- FANEET KAPOOR | Creative Garments

Since we deal with a lot of international clients, the factory that we have made is based on the compliance exactly as per their requirements, and being at MFC gave us the opportunity to do that. We have 24*7 excellent electricity supply without any staggering or anything. The good part about MFC is they have provided us with skilled and unskilled labour, also the fact that Bhiwandi is a logistics hub helps our business a lot.



- BABUBHAI AAHIR |

This city (Magus Fashion City) is built exclusively to cater to the garment and textile industry. There is an approximate difference of 90% in prices in here and at Mumbai and Phase-2 planning (by Mayur Bhai), will scale up to 10,000 to 12,000 more employees. It is quite easy to find workers here. Small to big merchandise exporters buy goods from here.



- BABUBHAI AHIR |

We moved to MFC to expand our business and the environment has been much better here. In Bombay, if you can afford to buy space for 2 gala's, that same price can get 10 spacious gala's in MFC. Our business has almost doubled since coming to MFC. We were not able to meet such production capacity at the earlier place but that has not been the problem here. We have almost 70% of women staff working with us.



- MANISH GOEL | *Pure Source*

Exporting to various brands like Diesel, Decibel, Keir Carmen and various other brands all over Europe. Since we have moved here, we are producing around 100,000 pieces of garments a month over here. All facilities over here are very good. The Park is well connected by road to Bombay, so transportation is not a problem. There's almost like twelve to fifteen thousand people working here, so phase-2 according to me should have actually come up 3 years ago. Anybody who is looking for a good manufacturing facility, just grab this opportunity and buy a place at MFC.