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
T: +91 22 6989 5700 | info@magusindia.co

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MAGUS FASHION CITY
THE COMPLETE GROWTH ECOSYSTEM

INDUSTRIAL SPACES WITH A VILLA-CLASS EDGE

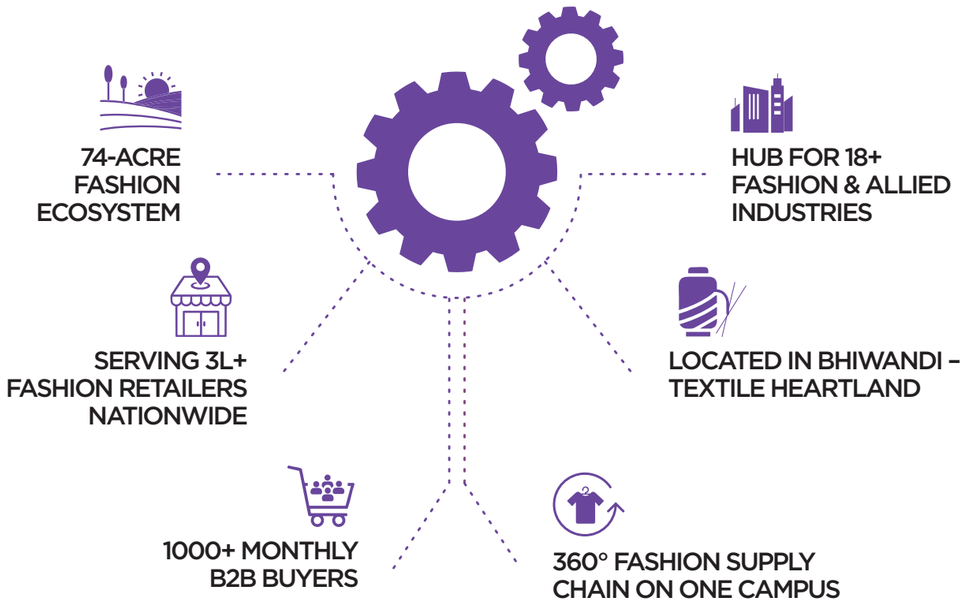
SUCHI

VILLA FACTORY BUILDING



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



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

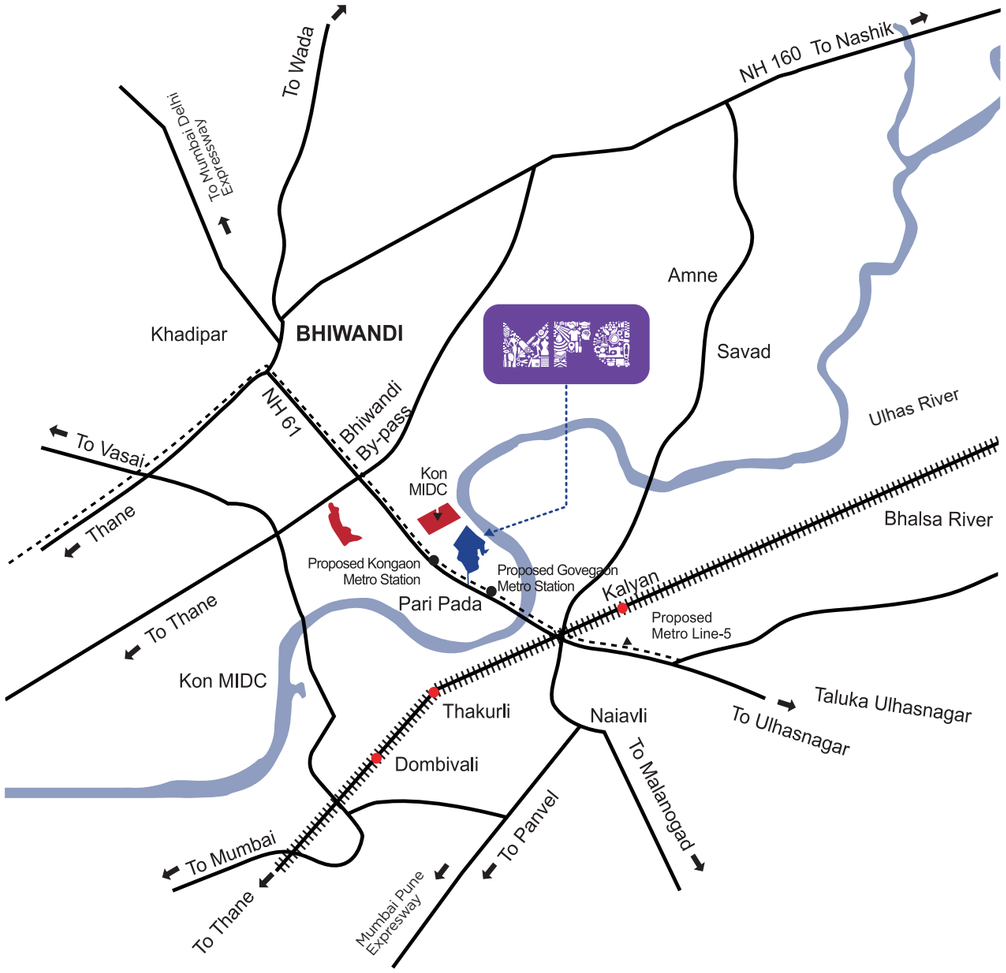
Airports
- Mumbai Airports - 42 Kms
- Proposed Navi Mumbai Airport - 60 Kms

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 mins
- 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

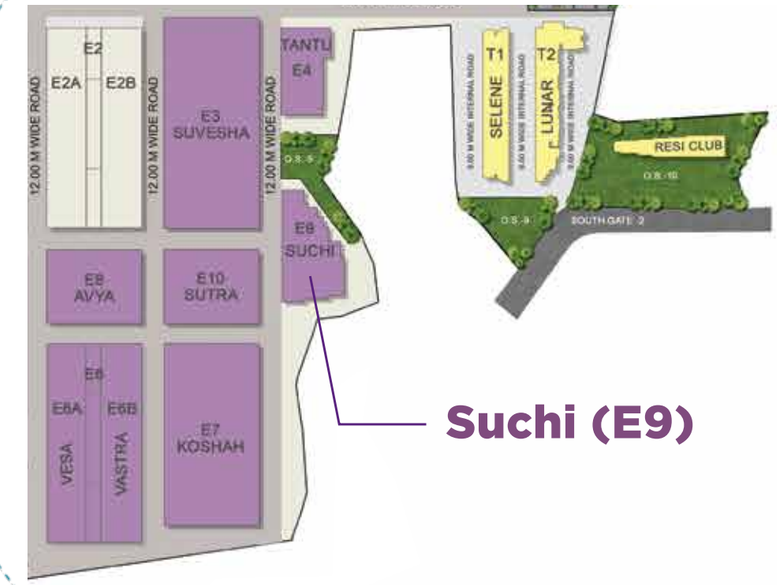
Hub For **18**
Fashion Clusters

10

Building the
Future Fashion
Capital of India

SUCHI (E9)
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

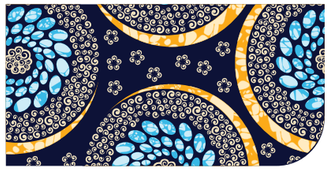
SECURITY SERVICES
- 24-hour security services
- Well-designed compound wall for the entire complex

FLATTED INDUSTRIAL GALA BUILDINGS
- Factory buildings
- Gala options with single, twin, triple or complete floor

ENVIRONMENT-FRIENDLY
- Rainwater recharging
- Reuse of drainage water
- Sewage 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 upto every industrial building
- Provision of sprinklers for all buildings

TELECOM & DATA NETWORK
- Telecom and Data Communication
- Exclusive Private Telecom Company

SUCHI E9 EXCLUSIVE MULTI-LEVEL VILLA FACTORY

Suchi E9 is one of a kind multi level factory setup which is strategically planned factory building for large corporate houses. It is efficiently designed to cater multi leveled factory setup. Each setup has its exclusive goods and passenger lift and staircase. The owners and workers have dedicated access within the premises. Suchi offers a wide range of industrial space ranging from 12918 SQ. FT. – 27312 SQ. FT. Entrepreneurs are invited to establish their businesses at Suchi where trade and commerce find a special sense of union.

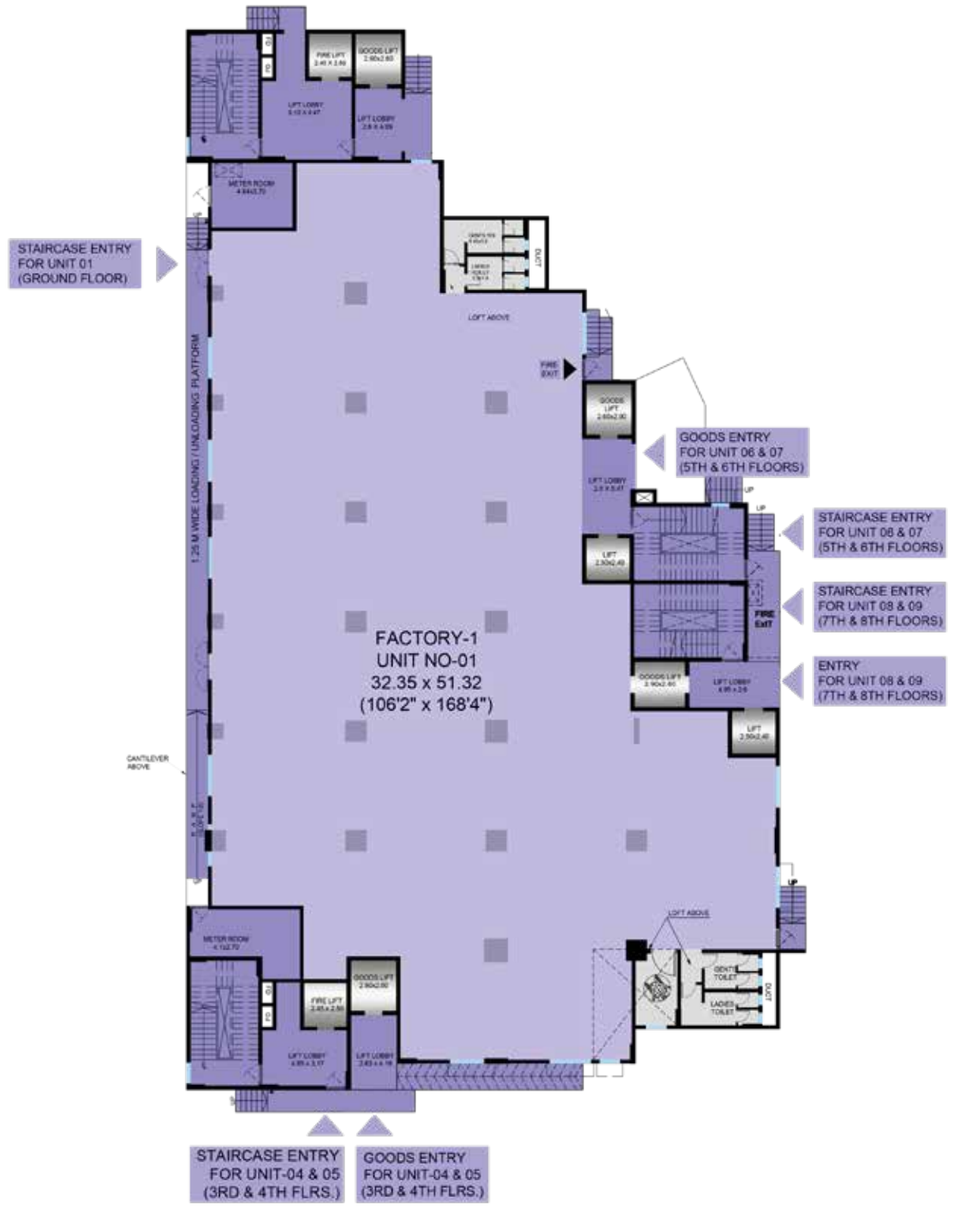
KEY HIGHLIGHTS

- 16 FT Floor to Floor height
- Dedicated entry and exit for each factory building
- Dedicated passenger and Goods Lift
- Vastu Compliant West facing units
- Floor with live load capacity of 800kg/sqmt.
- Direct loading and unloading for Ground Level Factory
- Easy access to goods lift for upper level factory
- Docking platform with ramp for ease of loading goods
- 4 upper level Factory (4 Staircase, 4 Passenger Lift, 4 Goods Lift)
- Passenger Lift to accommodate 20-25 Passenger
- Goods Lift to carry load upto 2 Ton
- Fire sprinkler facility to each Factory building
- 40 kVA for ground factory no 1 at gr, and 85 KVA for factory no 2, 3, 4 and 5 on upper floors



Artist's Impression

FACTORY 1 (GR)



SECTION PLAN



S. NO.	FLOOR NAMES	FACTORY UNIT NUMBER	CARPET AREA	
			SQ. M	SQ. FT
1	GROUND	1	1167.2	12563.74
	LOADING UNLOADING PLATFORM		32.95	354.67
	TOTAL	TOTAL	1200.15	**12918.41**

FACTORY 1 (GR)

STRUCTURAL ELEMENTS

Structure	RCC Structure designed to take load upto G+8 floors
Loading on First to 8th floor	Floor with Live load of 800 kg/sqmt UDL
Loading on Terrace	Terrace designed with live load of 800 kg/sqmt UDL and take Provision of Roof Top Solar system

FACTORY 1 - GROUND, (TOTAL USABLE AREA = 1200.15 SQ.M/12918.41 SQ.FT)

GROUND FLOOR

Plinth	1.2 M (4'0") height Plinth with Loading - Unloading Platform
Structure	Earthquake resistant R.C.C. structure with Ground floor- to take safe Live Load of 800 kg/sq.m. UDL
Floor to Floor Height	Slab height 5 M (16'5") inclusive of slab thickness
People movement	Front side - Separate entry for Owners, Clients and staff
Ground level Goods movement	4' wide loading unloading platform on west side
Windows and Ventilator	Large size alluminium slidding windows Large size ventilator above windows
Openings	Large size Ms rolling shutters, fire doors with 2 hour fire rating.
Fire Fighting	Fire sprinkler facility in factory area.
Fire Detection Systems	As per applicable norms.
Electrical Infrastructure	Total 40 KVA for Gr Floor
Telecom & Data Network	Provision for Telecom & Data Network facility
Dedicated Toilets	2 toilet blocks with separate Gents & Ladies toilets Branded Plumbing & sanitary fittings
Walls & Plaster	Walls in Block works - 200 mm concrete blocks Both External & Internal plaster in ready mix
Paint	External weather shield Acrylic Paint
Flooring in Factory, common area & staircase	Mirror Polished Kotah stone flooring
Plumbling and water supply	UPVC & CPVC pipes as per standards 24 hours water supply network

NOTE: Entry exit platform will be fully operated and maintained by respective owner.

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

FIRE FIGHTING INFRASTRUCTURE

Hydrant system with Landing Valves and Hose Reels
Fire sprinkler facility in Lobby & passage area and with provision for Future connection to each unit
UGT and OHT as per applicable norms
Fire exit doors opening to fire exit passages
Emergency Exit Signs
Fire Egress Exit RS
Refuge area on 4th & 7th floor as per applicable norms

ELECTRICAL INFRASTRUCTURE

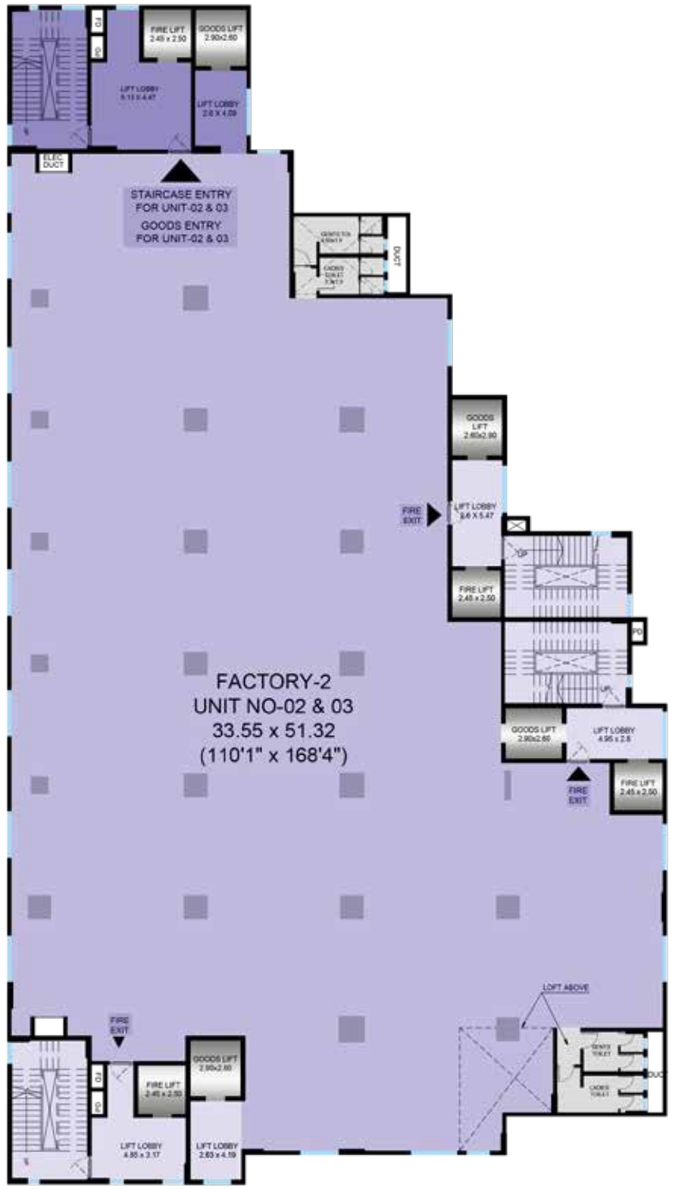
Installations in accordance with Industrial Norms with IS specification

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	provided in meter room. 5 Number of MCB separate for each facory provided with double earthing with double earthing
Transformer	Provision of transformer for entire building
Street Light at Park lvl	LED street lighting

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.

FACTORY 2 (1ST & 2ND)



SECTION PLAN



S. NO.	FLOOR NAMES	TYPE & NUMBER OF UNITS	CARPET AREA	
			SQ. M	SQ. FT
2	FIRST	2	1268.70	13656.29
	SECOND		1268.70	13656.29
	TOTAL	TOTAL	2537.40	**27312.57**

FACTORY 2 (1ST & 2ND)

STRUCTURAL ELEMENT

Structure	RCC Structure designed to take load upto G+8 floors
Loading on First to 8th floor	Floor with Live load of 800 kg/sqmt UDL
Loading on Terrace	Terrace designed with live load of 800 kg/sqmt UDL and take Provision of Roof Top Solar system

FACTORY 2 - FIRST & SECOND FLOOR(Total usable carpet area = 2537.40 sq.m/27312.57 sq.ft)

GROUND FLOOR

Plinth	1.2 M (4'0") height Plinth with Loading - Unloading Platform
Structure	Earthquake resistant R.C.C. structure with Ground floor- to take safe Live Load of 800 kg/sq.m. UDL
Floor to Floor Height	Slab height 5 M (16'5") inclusive of slab thickness
Entrance Area	North side staircase along with respective lobby- for main entry exit and other 3 staircases for emergency fire exits Entry to goods lift lobby for goods and staff
Staircase (Dedicated)	1.50 M (5'0") wide staircase in fire-Kotah stone finish for tread and risers with wall Dado till 1.2 M (4'0") height
Passenger Lift (Dedicated)	1 High Speed Passenger Lift- 20-24 passanger capacity in fire tower
Goods Lift (Dedicated)	1 No of 2 - 2.5 Ton Goods lift
Windows and Ventilator	Large size alluminium slidding windows Large size ventilator above windows
Openings	Large size Ms rolling shutters, fire doors with 2 hour fire rating.
Fire Fighting	Fire sprinkler facility in factory, lobby area.
Fire Detection Systems	As per applicable norms.
Electrical Infrastructure	Total 85 KVA for 1st & 2nd Floor LED lighting in Staircase & Lobby area
Telecom & Data Network	Provision for Telecom & Data Network facility
Dedicated Toilets	2 toilet blocks with separate Gents & Ladies toilets Branded Plumbing & sanitary fittings
Walls & Plaster	Walls in Block works - 200 mm concrete blocks Both External & Internal plaster in ready mix
Paint	External weather shield Acrylic Paint
Flooring in Factory, common area & staircase	Mirror Polished Kotah stone flooring
Plumbling and water supply	UPVC & CPVC pipes as per standards 24 hours water supply network

NOTE: Cores allocated to owners will be fully operated and maintained by respective owner.

FACTORY 2 - FIRST & SECOND FLOOR

Floor to Floor Height	Slab height 5 M (16'5") inclusive of slab thickness
Structure	Earthquake resistant R.C.C. structure slab to take safe Live Load of 800 kg/sq.m. UDL
Entrance Area	North side staircase along with respective lobby- for main entry exit and other 3 staircases for emergency fire exits 1.5 M (5'0") wide staircase in fire tower
Passenger Lift	1 High Speed Passenger Lifts with 20-24 passanger capacity in fire tower
Goods entry	Dedicated goods lobby with goods lift at rear side for goods and workers entry 1 No of 2 - 2.5 Ton Goods lift
Windows and Ventilator	Large size alluminium slidding window and all size fixed ventilator large size ventilator above windows
Openings	Large size Ms rolling shutters, fire doors with 2 hour fire rating.
Fire Fighting	hose reel system and Fire sprinkler facility in factory, lobby area.
Fire Detection Systems	As per applicable norms.
Electrical Infrastructure	Total 85 KVA for 1st and 2nd Floor LED lighting in Staircase & Lobby area Access to service duct from Factory internal side
Telecom & Data Network	Provision for Telecom & Data Network facility at ground floor in meter/control room ELV duct in meter room
Dedicated Toilets	2 toilet blocks with separate Gents & Ladies toilets Branded Plumbing & sanitary fittings sunk provision in case of BTS
Walls & Plaster	Walls in Block works - 200 mm concrete blocks Both External & Internal plaster in ready mix
Paint	External weather shield Acrylic Paint
Flooring in Factory, common area & staircase	Mirror Polished Kotah stone flooring
Plumbling and water supply	UPVC & CPVC pipes as per standards 24 hours water supply network

TERRACE SPECIFICATIONS

Slab	R.C.C. slab to take safe live Load 500 kg/sqm. UDL
Solar Energy	Provision for Roof Top Solar Energy System on Terrace Slab.
Water proofing terrace	Waterproofing in brickbat coba with 5 year warranty
Parapet wall	1.2 M (4'0") ht parapet wall in brick masonary plastered on both faces
Ladder	M.S ladder for O.H tank
Electrical	Lightning Arrestor as per NBC-2016
OHT & LMR	Dedicated OHT above staircase (Fire, Domestic & Flushing). Lift Machine Room provided

FACTORY 2 (1ST & 2ND)

BUILDING RELATED ELEMENTS

Building Design	Excellent elevation with NBC based building design
Back Yard & Surrounding Area	Concrete paver blocks Live
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 and staircase	Dedicated lift and staircase for factories above ground floor and emergency exits in other staircases as per applicable norms Better Brands for better performance
Fire tower	2 fire tower provided with 1.5 M (5′0″) wide staircase and fire lift with 20-24 per capacity.
Staircase	RCC Staircase with Kotah stone finish for tread and risers with wall Dado till 1.2 M (4′0″) feet height

FIRE FIGHTING INFRASTRUCTURE

	Hydrant system with Landing Valves and Hose Reels FIRE FIGHTING SYSTEM such as fire alarms, fire sprinklers, smoke detector as per NBC 2016 Common UGT and FIRE OHT as per applicable norms Fire exit doors opening to fire exit staircases as per applicable norms Emergency Exit Signs Fire Egress Exit RS Refuge area on 4th & 7th floor as per applicable norms

ELECTRICAL INFRASTRUCTURE

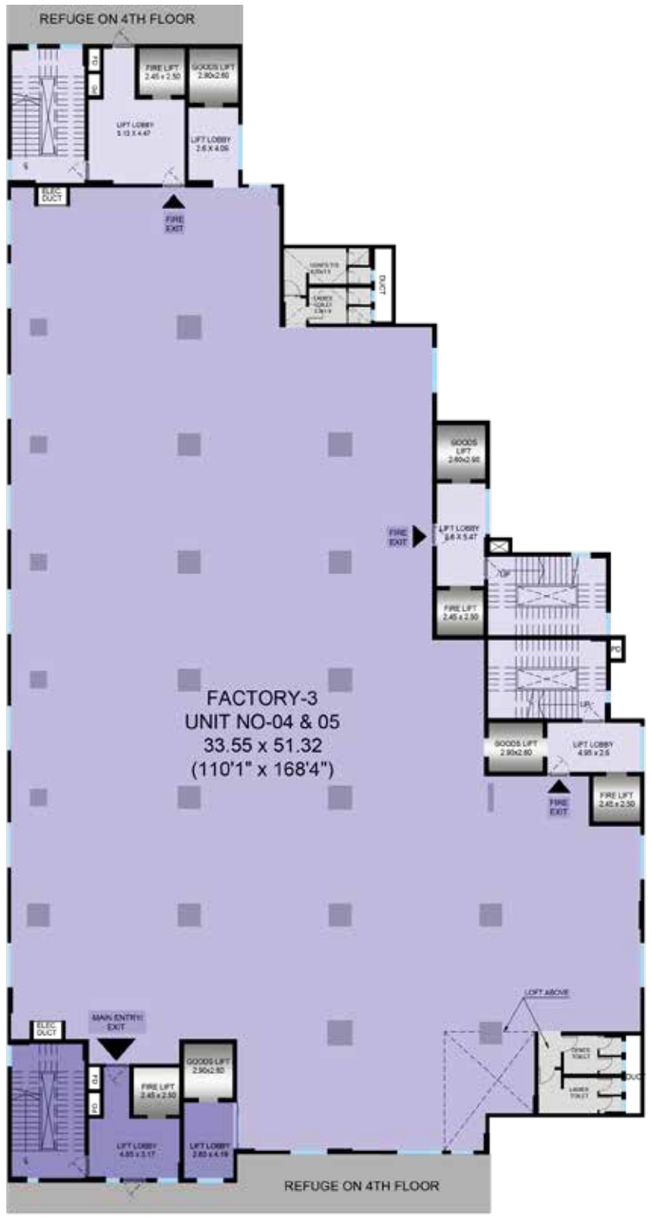
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L. T. Metering	Main Switch with busbars for all units and individual KWH meters and consumer Main switches are provided in meter room.
M.C.B	5 number of MCB separate for each facory provided with double earthing
Transformer	Provision of transformer for entire building.
Street Light at Park lvl	LED street lighting

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.

FACTORY 3 (3RD & 4TH)





S. NO.	FLOOR NAMES	TYPE & NUMBER OF UNITS	CARPET AREA	
			SQ. M	SQ. FT
3	THIRD	3	1268.70	13656.29
	FORTH		1268.70	13656.29
	TOTAL	TOTAL	2537.40	**27312.57**

FACTORY 3 (3RD & 4TH)

STRUCTURAL ELEMENTS

Structure	RCC Structure designed to take load upto G+8 floors
Loading on First to 8th floor	Floor with Live load of 800 kg/sqmt UDL
Loading on Terrace	Terrace designed with live load of 800 kg/sqmt UDL and take Provision of Roof Top Solar system

FACTORY 3 - THIRD & FOURTH (Refuge) (Total usable carpet area = 2537.40 sq.m/27312.57 sq.ft)

GROUND FLOOR

Plinth	1.2 M (4'0") height Plinth with Loading - Unloading Platform
Structure	Earthquake resistant R.C.C. structure with Ground floor- to take safe Live Load of 800 kg/sq.m. UDL
Floor to Floor Height	Slab height 5 M (16'5") inclusive of slab thickness
Entrance Area	South side lower staircase along with respective lobby - for main entry exit and other 3 staircases for emergency fire exits Entry to goods lift lobby for goods and staff
Staircase (Dedicated)	1.50 M (5'0") wide staircase in fire-Kotah stone finish for tread and risers with wall Dado till 1.2 M (4'0") height
Passenger Lift (Dedicated	1 High Speed Passenger Lift- 20-24 passanger capacity in fire tower
Goods Lift (Dedicated)	1 No of 2 - 2.5 Ton Goods lift
Flooring in common area & staircase	Mirror Polished Kotah stone flooring

NOTE: Cores allocated to owners will be fully operated and maintained by respective owner.

THIRD & FOURTH (Refuge)

Floor to Floor Height	Slab height 5 M (16'5") inclusive of slab thickness
Structure	Earthquake resistant R.C.C. structure slab to take safe Live Load of 800 kg/sq.m. UDL
Entrance Area	South side lower staircase along with respective lobby - for main entry exit and other 3 staircases for emergency fire exits 1.5 M (5'0") wide staircase in fire tower
Passenger Lift	1 High Speed Passenger Lifts with 20-24 passanger capacity in fire tower
Goods entry	Dedicated goods lobby with goods lift at rear side for goods and workers entry 1 No of 2 - 2.5 Ton Goods lift
Windows and Ventilator	Large size alluminium slidding window and all size fixed ventilator large size ventilator above windows
Openings	Large size Ms rolling shutters, fire doors with 2 hour fire rating.
Fire Fighting	hose reel system and Fire sprinkler facility in factory, lobby area.
Fire Detection Systems	As per applicable norms.
Electrical Infrastructure	Total 85 KVA for 3rd & 4th (Refuge) LED lighting in Staircase & Lobby area
Telecom & Data Network	Provision for Telecom & Data Network facility at ground floor in meter/control room ELV duct in meter room
Dedicated Toilets	Toilet blocks with separate Gents & Ladies toilets Branded Plumbing & sanitary fittings sunk provision in case of BTS
Walls & Plaster	Walls in Block works - 200 mm concrete blocks Both External & Internal plaster in ready mix
Paint	External weather shield Acrylic Paint
Flooring in Factory, common area & staircase	Mirror Polished Kotah stone flooring
Plumbling and water supply	UPVC & CPVC pipes as per standards 24 hours water supply network

TERRACE SPECIFICATIONS

Slab	R.C.C. slab to take safe live Load 500 kg/sqm. UDL
Solar Energy	Provision for Roof Top Solar Energy System on Terrace Slab.
Water proofing terrace	Waterproofing in brickbat coba with 5 year warranty
Parapet wall	1.2 M (4'0") ht parapet wall in brick masonary plastered on both faces
Ladder	M.S ladder for O.H tank
Electrical	Lightning Arrestor as per NBC-2016
OHT & LMR	Dedicated OHT above staircase (Fire, Domestic & Flushing). Lift

FACTORY 3 (3RD & 4TH)

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 and staircase	Dedicated lift and staircase for factories above ground floor and emergency exits in other staircases as per applicable norms Better Brands for better performance
Fire tower	2 fire tower provided with 1.5 M (5′0″) wide staircase and fire lift with 20-24 per capacity.
Staircase	RCC Staircase with Kotah stone finish for tread and risers with wall Dado till 1.2 M (4′0″) feet height

FIRE FIGHTING INFRASTRUCTURE

Hydrant system with Landing Valves and Hose Reels
FIRE FIGHTING SYSTEM such as fire alarms,
fire sprinklers, smoke detector as per NBC 2016
Common UGT and FIRE OHT as per applicable norms
Fire exit doors opening to fire exit staircases as
per applicable norms
Emergency Exit Signs
Fire Egress Exit RS
Refuge area on 4th & 7th floor as per applicable norms

ELECTRICAL INFRASTRUCTURE

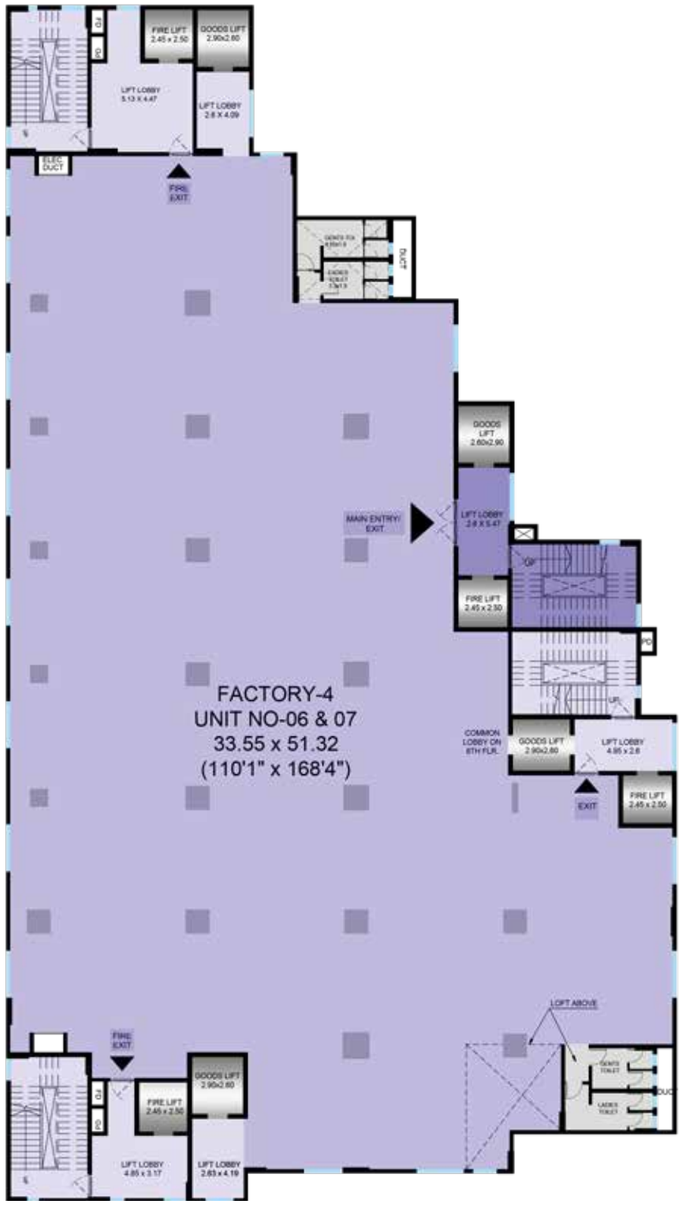
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L. T. Metering	Main Switch with busbars for all units and individual KWH meters and consumer Main switches are provided in meter room.
M.C.B	5 number of MCB separate for each facory provided with double earthing
Transformer	Provision of transformer for entire building
Street Light at Park lvl	LED street lighting

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.

FACTORY 4 (5TH & 6TH)





S. NO.	FLOOR NAMES	TYPE & NUMBER OF UNITS	CARPET AREA	
			SQ. M	SQ. FT
4	FIFTH	4	1268.70	13656.29
	SIXTH		1268.70	13656.29
	TOTAL	TOTAL	2537.40	**27312.57**

FACTORY 4 (5TH & 6TH)

STRUCTURAL ELEMENTS

Structure	RCC Structure designed to take load upto G+8 floors
Loading on First to 8th floor	Floor with Live load of 800 kg/sqmt UDL
Loading on Terrace	Terrace designed with live load of 800 kg/sqmt UDL and take Provision of Roof Top Solar system

FACTORY 4 - FIFTH & SIXTH FLOOR (Total usable carpet area = 2537.40 sq.m/27312.57 sq.ft)

GROUND FLOOR

Plinth	1.2 M (4'0") height Plinth with Loading - Unloading Platform
Structure	Earthquake resistant R.C.C. structure with Ground floor- to take safe Live Load of 800 kg/sq.m. UDL
Floor to Floor Height	Slab height 5 M (16'5") inclusive of slab thickness
Entrance Area	East side upper staircase - entry to passenger lift lobby for Owners and Clients Entry to goods lift lobby for goods and staff
Staircase (Dedicated)	1.50 M (5'0") wide staircase in fire-Kotah stone finish for tread and risers with wall Dado till 1.2 M (4'0") height
Passenger Lift (Dedicated)	1 High Speed Passenger Lift- 20-24 passanger capacity in fire tower
Goods Lift (Dedicated)	1 No of 2 - 2.5 Ton Goods lift
Flooring in common area & staircase	Mirror Polished Kotah stone flooring

NOTE: Cores allocated to owners will be fully operated and maintained by respective owner.

FIFTH & SIXTH FLOOR

Floor to Floor Height	Slab height 5 M (16'5") inclusive of slab thickness
Structure	Earthquake resistant R.C.C. structure slab to take safe Live Load of 800 kg/sq.m. UDL
Entrance Area	East side upper staircase along with respective lobby - for main entry exit and other 3 staircases for emergency fire exits
Passenger Lift	1 High Speed Passenger Lifts with 20-24 passanger capacity in fire tower
Goods entry	Dedicated goods lobby with goods lift at rear side for goods and workers entry 1 No of 2 - 2.5 Ton Goods lift
Windows and Ventilator	Large size alluminium slidding window and all size fixed ventilator large size ventilator above windows
Openings	Large size Ms rolling shutters, fire doors with 2 hour fire rating.
Fire Fighting	hose reel system and Fire sprinkler facility in factory, lobby area.
Fire Detection Systems	As per applicable norms.
Electrical Infrastructure	Total 85 KVA for 5th & 6th Floor LED lighting in Staircase & Lobby area
Telecom & Data Network	Provision for Telecom & Data Network facility at ground floor in meter/control room ELV duct in meter room
Dedicated Toilets	Toilet blocks with separate Gents & Ladies toilets Branded Plumbing & sanitary fittings sunk provision in case of BTS
Walls & Plaster	Walls in Block works - 200 mm concrete blocks Both External & Internal plaster in ready mix
Paint	External weather shield Acrylic Paint
Flooring in Factory, common area & staircase	Mirror Polished Kotah stone flooring
Plumbling and water supply	UPVC & CPVC pipes as per standards 24 hours water supply network

TERRACE SPECIFICATIONS

Slab	R.C.C. slab to take safe live Load 500 kg/sqm. UDL
Solar Energy	Provision for Roof Top Solar Energy System on Terrace Slab.
Water proofing terrace	Waterproofing in brickbat coba with 5 year warranty
Parapet wall	1.2 M (4'0") ht parapet wall in brick masonary plastered on both faces
Ladder	M.S ladder for O.H tank
Electrical	Lightning Arrestor as per NBC-2016
OHT & LMR	Dedicated OHT above staircase (Fire, Domestic & Flushing). Lift Machine Room provided

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

FACTORY 4 (5TH & 6TH)

Lift and staircase	Dedicated lift and staircase for factories above ground floor and emergency exits in other staircases as per applicable norms Better Brands for better performance
Fire tower	2 fire tower provided with 1.5 M (5'0") wide staircase and fire lift with 20-24 per capacity.
Staircase	RCC Staircase with Kotah stone finish for tread and risers with wall Dado till 1.2 M (4'0") feet height

FIRE FIGHTING INFRASTRUCTURE

Hydrant system with Landing Valves and Hose Reels
FIRE FIGHTING SYSTEM such as fire alarms, fire sprinklers, smoke detector as per NBC 2016
Common UGT and FIRE OHT as per applicable norms
Fire exit doors opening to fire exit staircases as per applicable norms
Emergency Exit Signs
Fire Egress Exit RS
Refuge area on 4th & 7th floor as per applicable norms

ELECTRICAL INFRASTRUCTURE

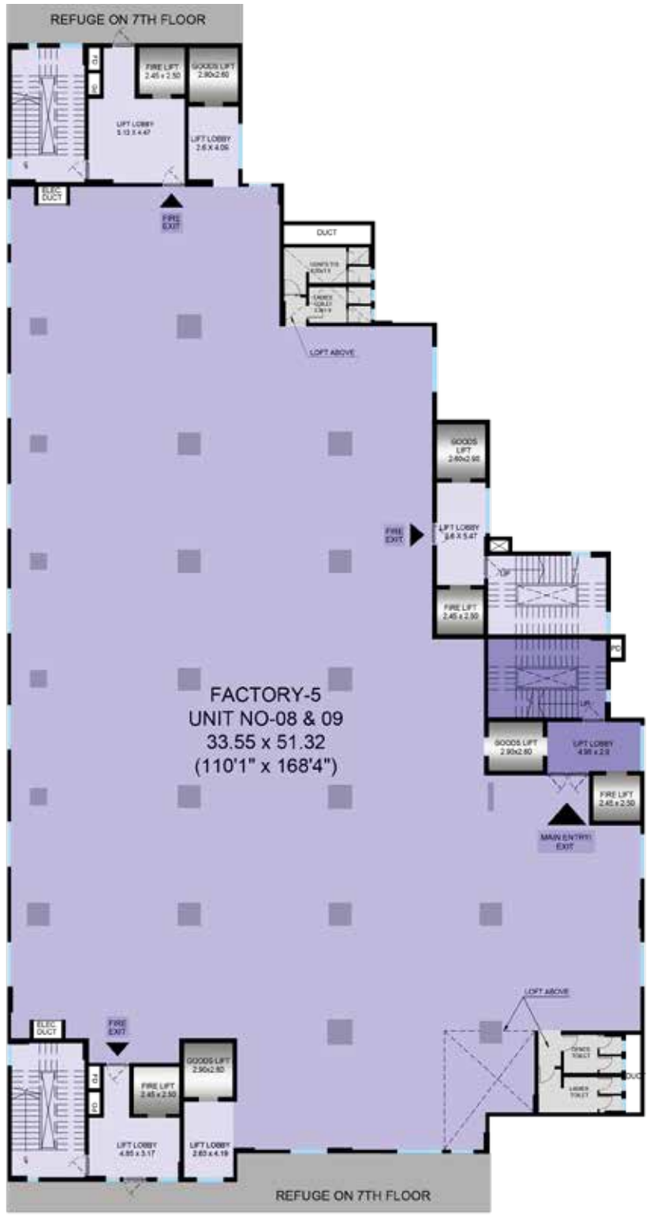
Installations in accordance with Industrial Norms with IS specification

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	5 number of MCB separate for each facory provided with double earthing
Transformer	Provision of transformer for entire building
Street Light at Park lvl	LED street lighting

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.

FACTORY 5 (7TH & 8TH)





S. NO.	FLOOR NAMES	TYPE & NUMBER OF UNITS	CARPET AREA	
			SQ. M	SQ. FT
5	SEVENTH	5	1268.70	13656.29
	EIGHTH		1268.70	13656.29
	TOTAL	TOTAL	2537.40	**27312.57**

FACTORY 5 (7TH & 8TH)

STRUCTURAL ELEMENT

Structure	RCC Structure designed to take load upto G+8 floors
Loading on First to 8th floor	Floor with Live load of 800 kg/sqmt UDL
Loading on Terrace	Terrace designed with live load of 800 kg/sqmt UDL and take Provision of Roof Top Solar system

FACTORY 5 - SEVENTH (Refuge) & EIGHTH FLOOR (Total usable carpet area = 2537.40 sq.m/27312.57 sq.ft)

GROUND FLOOR

Plinth	1.2 M (4'0") height Plinth with Loading - Unloading Platform
Structure	Earthquake resistant R.C.C. structure with Ground floor- to take safe Live Load of 800 kg/sq.m. UDL
Floor to Floor Height	Slab height 5 M (16'5") inclusive of slab thickness
Entrance Area	East side lower staircase - entry to passenger lift lobby for Owners and Clients Entry to goods lift lobby for goods and staff
Staircase (East side lower staircase)	1.50 M (5'-0") wide staircase in fire-Kotah stone finish for tread and risers with wall Dado till 1.2 M (4'0") height
Passenger Lift (Dedicated)	1 High Speed Passenger Lift- 20-24 passanger capacity in fire tower
Goods Lift (Dedicated)	1 No of 2 - 2.5 Ton Goods lift
Flooring in common area & staircase	Mirror Polished Kotah stone flooring

NOTE: Cores allocated to owners will be fully operated and maintained by respective owner.

SEVENTH (Refuge) & EIGHTH FLOOR

Floor to Floor Height	Slab height 5 M (16'5") inclusive of slab thickness
Structure	Earthquake resistant R.C.C. structure slab to take safe Live Load of 800 kg/sq.m. UDL
Entrance Area	East side lower staircase along with respective lobby - for main entry exit and other 3 staircases for emergency fire exits
Passenger Lift	1 High Speed Passenger Lifts with 20-24 passanger capacity in fire tower
Goods lift	Dedicated goods lobby with goods lift at rear side for goods and workers entry 1 No of 2 - 2.5 Ton Goods lift
Windows and Ventilator	Large size alluminium slidding window and all size fixed ventilator large size ventilator above windows
Openings	Large size Ms rolling shutters, fire doors with 2 hour fire rating.
Fire Fighting	hose reel system and Fire sprinkler facility in factory, lobby area.
Fire Detection Systems	As per applicable norms.
Electrical Infrastructure	Total 85 KVA for 7th (Refuge) & 8th Floor LED lighting in Staircase & Lobby area
Telecom & Data Network	Provision for Telecom & Data Network facility at ground floor in meter/control room ELV duct in meter room
Dedicated Toilets	2 toilet blocks with separate Gents & Ladies toilets Branded Plumbing & sanitary fittings sunk provision in case of BTS
Walls & Plaster	Walls in Block works - 200 mm concrete blocks Both External & Internal plaster in ready mix
Paint	External weather shield Acrylic Paint
Flooring in Factory, common area & staircase	Mirror Polished Kotah stone flooring
Plumbling and water supply	UPVC & CPVC pipes as per standards 24 hours water supply network

TERRACE SPECIFICATIONS

Slab	R.C.C. slab to take safe live Load 500 kg/sqm. UDL
Solar Energy	Provision for Roof Top Solar Energy System on Terrace Slab.
Water proofing terrace	Waterproofing in brickbat coba with 5 year warranty
Parapet wall	1.2 M (4'0") 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
OHT & LMR	Dedicated OHT above staircase (Fire, Domestic & Flushing). Lift Machine Room provided

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 and staircase	Dedicated lift and staircase for factories above ground floor and emergency exits in other staircases as per applicable norms Better Brands for better performance
Fire tower	2 fire tower provided with 1.5 M (5'0") wide staircase and fire lift with 20-24 per capacity.
Staircase	RCC Staircase with Kotah stone finish for tread and risers with wall Dado till 1.2 M (4'0") feet height

FACTORY 5 (7TH & 8TH)

FIRE FIGHTING INFRASTRUCTURE

Hydrant system with Landing Valves and Hose Reels
FIRE FIGHTING SYSTEM such as fire alarms, fire sprinklers, smoke detector as per NBC 2016
Common UGT and FIRE OHT as per applicable norms
Fire exit doors opening to fire exit staircases as per applicable norms
Emergency Exit Signs
Fire Egress Exit RS
Refuge area on 4th & 7th floor as per applicable norms

ELECTRICAL INFRASTRUCTURE

Installations in accordance with Industrial Norms with IS specification

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	5 number of MCB separate for each facory provided with double earthing
Transformer	Provision of transformer for entire building
Street Light at Park lvl	LED street lighting

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.

VILLA FACTORY BUILDING PURCHASE BANK SCHEME

A. Bundling Scheme From Bank For Purchase Of Villa Factories (Excl. GST)

Scheme Overview

S/N	Particulars	UOM	Details
1	Value of Unit [Excl. GST & Other Charges]	₹ In Lacs	1,597.87
2	Own Contribution	₹ In Lacs (20%)	319.57
3	Bank Loan	₹ In Lacs (80%)	1,278.30
4	Interest Rate	%	9%
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 15 Years	₹ In Lacs	12.96
9	Upfront Payment [9.50% of Value]	₹ In Lacs	151.80
10	GST @ 18%	₹ In Lacs	27.32
11	Stamp Duty & Registration Charges @ 5%	₹ In Lacs	84.99
	Total Upfront Payment [9+10+11]	₹ In Lacs	264.11
12	Total GST @ 18%	₹ In Lacs	287.62
13	Development & Other Charges	₹ In Lacs	60.88
	Total Value (1+11+12+13)	**₹ In Lacs**	**2,031.36**

Parallel Funding Scheme

₹ In Lacs

Installments	Due (%)	Due Amount (₹)	Promotor Funding	Bank Funding
Value of Unit		**1,597.87**	**20%**	**80%**
On Completion of Plinth	30%	479.36	95.87	383.49
On Completion of Ground Floor Slab	10%	159.79	31.96	127.83
On Completion till First Floor Slab	10%	159.79	31.96	127.83
On Completion of Second Floor Slab	10%	159.79	31.96	127.83
On Completion of Third Floor Slab	5%	79.89	15.98	63.91
On Completion of Fourth Floor Slab	5%	79.89	15.98	63.91
On Completion of Fifth Floor Slab	5%	79.89	15.98	63.91
On Completion of Sixth Floor Slab	5%	79.89	15.98	63.91
On Completion of Seventh Floor Slab	5%	79.89	15.98	63.91
On Completion of Eighth Floor Slab	5%	79.89	15.98	63.91
On Completion of External / Internal Plaster	5%	79.89	15.98	63.91
On Possession	5%	79.89	15.98	63.91
Total	**100%**	**1,597.87**	**319.57**	**1,278.30**

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

Pre- EMI Plan

Year	Interest (₹ In Lacs)
PRE-POSSESSION (Year 1)	
MONTH-1	-
MONTH-2	-
MONTH-3	-
MONTH-4	-
MONTH-5	1.20
MONTH-6	2.40
MONTH-7	3.60
MONTH-8	4.79
MONTH-9	5.39
MONTH-10	5.99
MONTH-11	6.59
MONTH-12	7.19
MONTH-13	7.79
MONTH-14	8.39
MONTH-15	8.39
MONTH-16	8.39
MONTH-17	8.99
MONTH-18	8.99
Total	**88.08**

EMI Payment Plan

Particulars	EMI Amount (₹ In Lacs)
Monthly EMI	12.96
Yearly EMI	155.52
15 Year's Total EMI	2,332.80

Various Bank's & Its Scheme

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

VILLA FACTORY BUILDING PUCHASE BANK SCHEME

A. Bundling Scheme From Bank Forpurchase Of Villa Factories (Finance Scheme 10:90 Incl. GST)

Scheme Overview

S/N	Particulars	UOM	Details
1	Value of Unit [Excl. GST & Other Charges]	₹ In Lacs	1,597.87
2	Own Contribution	₹ In Lacs (10%)	188.55
3	Bank Loan	₹ In Lacs (90%)	1,696.94
4	Interest Rate	%	9%
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 15 Years	₹ In Lacs	17.21
9	Upfront Payment [9.50% of Value]	₹ In Lacs	151.80
10	GST @ 18%	₹ In Lacs	27.32
11	Stamp Duty & Registration Charges @ 5%	₹ In Lacs	84.99
	Total Upfront Payment [9+10+11]	₹ In Lacs	264.11
12	Total GST @ 18%	₹ In Lacs	287.62
13	Development & Other Charges	₹ In Lacs	60.88
	Total Value (1+11+12+13)	₹ In Lacs	**2,031.36**

Parallel Funding Scheme

₹ In Lacs

Installments	Due (%)	Due Amount (₹)	Promotor Funding	Bank Funding
Value of Unit		**1,885.49**	**10%**	**90%**
On Completion of Plinth	30%	565.65	56.56	509.08
On Completion of Ground Floor Slab	10%	188.55	18.85	169.69
On Completion till 1st Floor Slab	10%	188.55	18.85	169.69
On Completion of Second Floor Slab	10%	188.55	18.85	169.69
On Completion of Third Floor Slab	5%	94.27	9.43	84.85
On Completion of Fourth Floor Slab	5%	94.27	9.43	84.85
On Completion of Fifth Floor Slab	5%	94.27	9.43	84.85
On Completion of Sixth Floor Slab	5%	94.27	9.43	84.85
On Completion of Seventh Floor Slab	5%	94.27	9.43	84.85
On Completion of Eighth Floor Slab	5%	94.27	9.43	84.85
On Completion of External / Internal Plaster	5%	94.27	9.43	84.85
On Possession	5%	94.27	9.43	84.85
Total	**100%**	**1,885.49**	**188.55**	**1,696.94**

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

Pre- EMI Plan

Year	Interest (₹ In Lacs)
PRE-POSSESSION (Year 1)	
MONTH-1	-
MONTH-2	-
MONTH-3	-
MONTH-4	-
MONTH-5	2.83
MONTH-6	4.24
MONTH-7	5.66
MONTH-8	7.07
MONTH-9	7.78
MONTH-10	8.48
MONTH-11	9.19
MONTH-12	9.90
MONTH-13	10.61
MONTH-14	11.31
MONTH-15	11.31
MONTH-16	11.31
MONTH-17	12.02
MONTH-18	12.02
Total	**123.73**

EMI Payment Plan

Particulars	EMI Amount (₹ In Lacs)
Monthly EMI	17.21
Yearly EMI	206.54
15 Year's Total EMI	3,098.06

Various Bank's & Its Scheme

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

VILLA FACTORY BUILDING PUCHASE BANK SCHEME

A. Bundling Scheme From Bank Forpurchase Of Villa Factories (Finance Scheme 20:80 Incl. GST)

Scheme Overview

S/N	Particulars	UOM	Details
1	Value of Unit [Excl. GST & Other Charges]	₹ In Lacs	1,597.87
2	Own Contribution	₹ In Lacs (20%)	377.10
3	Bank Loan	₹ In Lacs (80%)	1,508.39
4	Interest Rate	%	9%
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 15 Years	₹ In Lacs	15.30
9	Upfront Payment [9.50% of Value]	₹ In Lacs	151.80
10	GST @ 18%	₹ In Lacs	27.32
11	Stamp Duty & Registration Charges @ 5%	₹ In Lacs	84.99
	Total Upfront Payment [9+10+11]	₹ In Lacs	264.11
12	Total GST @ 18%	₹ In Lacs	**287.62**
13	Development & Other Charges	₹ In Lacs	60.88
	Total Value (1+11+12+13)	₹ In Lacs	**2,031.36**

Parallel Funding Scheme

₹ In Lacs

Installments	Due (%)	Due Amount (₹)	Promotor Funding	Bank Funding
Value of Unit		**1,885.49**	**20%**	**80%**
On Completion of Plinth	30%	565.65	113.13	452.52
On Completion of Ground Floor Slab	10%	188.55	37.71	150.84
On Completion till 1st Floor Slab	10%	188.55	37.71	150.84
On Completion of Second Floor Slab	10%	188.55	37.71	150.84
On Completion of Third Floor Slab	5%	94.27	18.85	75.42
On Completion of Fourth Floor Slab	5%	94.27	18.85	75.42
On Completion of Fifth Floor Slab	5%	94.27	18.85	75.42
On Completion of Sixth Floor Slab	5%	94.27	18.85	75.42
On Completion of Seventh Floor Slab	5%	94.27	18.85	75.42
On Completion of Eighth Floor Slab	5%	94.27	18.85	75.42
On Completion of External / Internal Plaster	5%	94.27	18.85	75.42
On Possession	5%	94.27	18.85	75.42
Total	**100%**	**1,885.49**	**377.10**	**1,508.39**

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

Pre- EMI Plan

Year	Interest (₹ In Lacs)
PRE-POSSESSION (Year 1)	
MONTH-1	-
MONTH-2	-
MONTH-3	-
MONTH-4	-
MONTH-5	1.41
MONTH-6	2.83
MONTH-7	4.24
MONTH-8	5.66
MONTH-9	6.36
MONTH-10	7.07
MONTH-11	7.78
MONTH-12	8.48
MONTH-13	9.19
MONTH-14	9.90
MONTH-15	9.90
MONTH-16	9.90
MONTH-17	10.61
MONTH-18	10.61
Total	**103.94**

EMI Payment Plan

Particulars	EMI Amount (₹ In Lacs)
Monthly EMI	15.30
Yearly EMI	183.59
15 Year's Total EMI	2,753.83

Various Bank's & Its Scheme

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

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	2,701.98
	Own Contribution	₹ In Lacs (25%)	675.49
2	Bank Loan	₹ In Lacs (75%)	2,026.48
3	Interest Rate	%	9.50%
4	Loan Term	Years	7 yrs
5	Principal Moratorium	Months	6.00
6	Interest Moratorium		34.92
7	Monthly EMI	₹ In Lacs	34.92
8	Upfront payment	₹ In Lacs	675.49
9	GST @ 12%	₹ In Lacs	324.24
10	Others (Accessories & Installaton Cost)	₹ In Lacs	21.27
	Total P & M Value (1+9+10)	₹ In Lacs	**3,047.49**

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	675.49		675.49
YEAR-1 MONTH-1		16.04	16.04
MONTH-2		16.04	16.04
MONTH-3		16.04	16.04
MONTH-4		16.04	16.04
MONTH-5		16.04	16.04
MONTH-6		16.04	16.04
YEAR 1	209.53		209.53
YEAR-2	419.06		419.06
YEAR-3	419.06		419.06
YEAR-4	419.06		419.06
YEAR-5	419.06		419.06
YEAR-6	419.06		419.06
YEAR-7	419.06		419.06
TOTAL	**3,399.41**	**96.26**	**3,495.66**

Various Bank's & its Scheme for P&M

Particulars	ICICI	NKGSB	KJSB	Bank Of Baroda
Scheme	25:75	25:75	25:75	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 Interrst	6 month	6 month	6 month	6 month
Monthly EMI Per ₹ 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	5,403.96
2	Working capital eligibility (20% of Turnover)	₹ In Lacs	1,080.79
3	Own contribution of WC @25%	₹ In Lacs	270.20
4	Bank WC loan @ 75%	₹ In Lacs	810.59
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		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	25;75	25;75	25;75	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 Crwith 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	VILLA Facoty Building (all inclusive Price)	2,031.36	39.68%
2	Plant & Machinery with Accessories	3,047.49	59.53%
3	Misc. Expenditures	40.63	0.79%
	TOTAL	**5,119.48**	**100.00%**

B.Means Of Finance

SN	PARTICULARS	₹ In Lacs	%
1	Promoters Contribution	1814.70	35.45%
2	Term Loans from Bank (Secured)	3304.78	64.55%
	TOTAL	**5119.48**	**100.00%**

1.2 State Government Subsidies

SN	SUBSIDIES	₹ In Lacs	Subsidy (%)
1	30% Capital Subsidy on Machinery Basic value	487.55	30%
	TOTAL	487.55	

A . State Govt. Electricity Subsidy

SN	SUBSIDIES	Rs. In Lacs	Subsidy
1	₹ 3.77 per unit for Consumer below 27 HP (5 Years)	165.04	₹ 3.77/unit
	TOTAL	165.04	

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:**	5,119.48	100%
2	**Means of finance:**		
	Own contribution	1,814.70	35%
	Bank loan	3,304.78	65%
	Total	**5,119.48**	**100%**
3	**State Govt. subsidies**		
a	30% Capital Subsidy on Machinery Basic value	487.55	
b	₹ 3.77 per unit for Consumer below 27 HP (5 Years)	165.04	
	Total (a + b)	**652.59**	

B. Ratio Analysis

SN	PARTICULARS	₹ In Lacs	(%)
1	Subsidy on Total Project Investment (SOI)	652.59	13%
2	Subsidy on Promoter's Equity (SOI)	652.59	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 LESLIE AND MOODS

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

BLAZO | CASBAH | INTIMATE

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.



- KARSAN RAMJI 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.