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

PRECISION-BUILT GALA UNITS FOR PROGRESSIVE BUSINESSES.

SUMAYA
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.

74-ACRE FASHION ECOSYSTEM

HUB FOR 18+ FASHION & ALLIED INDUSTRIES

SERVING 3L+ FASHION RETAILERS NATIONWIDE

LOCATED IN BHIWANDI – TEXTILE HEARTLAND

1000+ MONTHLY B2B BUYERS

360° FASHION SUPPLY CHAIN ON ONE CAMPUS

CONNECT
COLLABORATE
SHOWCASE
LEARN
GROW

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

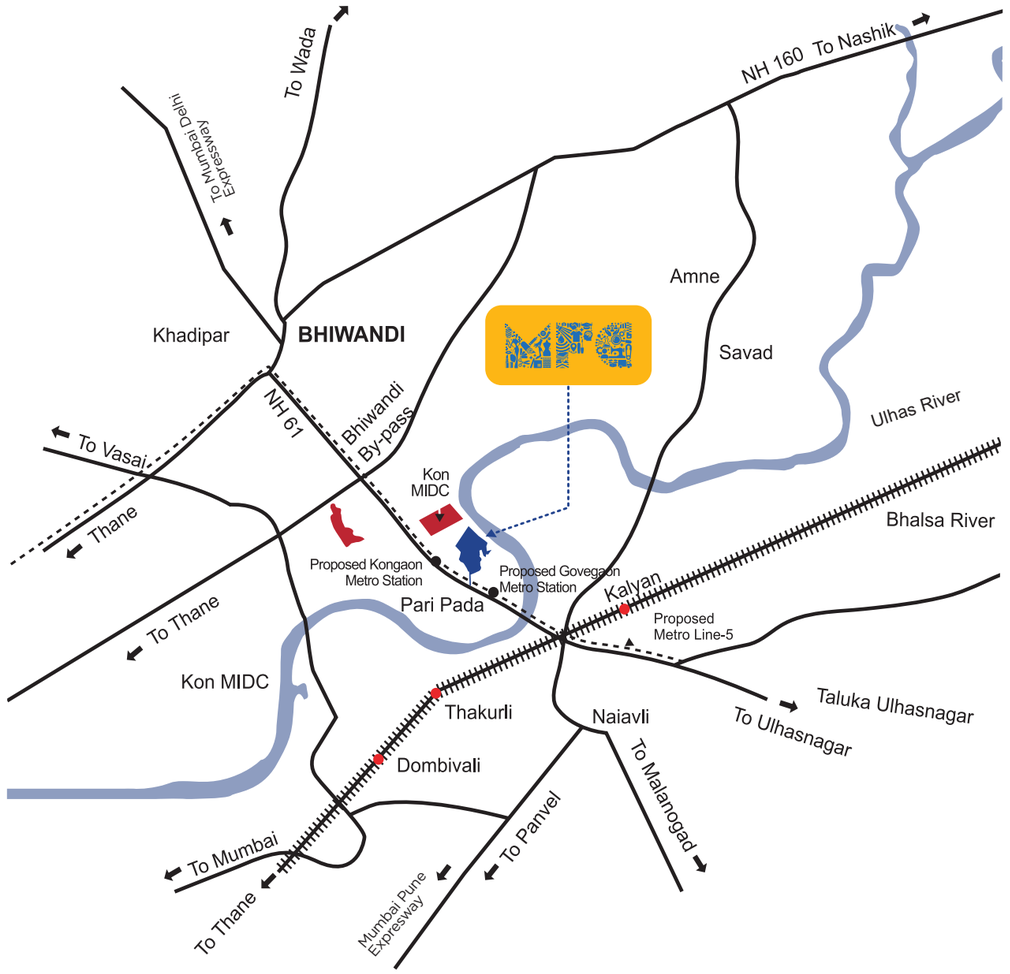
Airports
- Mumbai Airports - 42 Kms
- Proposed Navi Mumbai Airport - 60 Kms

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

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

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

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



- 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**

10

Building the
Future Fashion
Capital of India

SUMAYA (G2)
MASTER LAYOUT





SUMAYA (G2)

SUMAYA (G2)

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

SUMAYA G2

BUILT FOR BOLD AMBITIONS

—

Designed for high-efficiency production and seamless operations, Sumaya G2 offers smart industrial units starting from 626 sq. ft. Ideal for medium and small-scale businesses, each unit is tailored for performance, with dual-side openings for optimal ventilation and workflow. With built-to-suit flexibility, dedicated access for goods and staff, and clear segregation for seamless logistics, Sumaya G2 ensures smooth movement and faster transitions - all within a future-ready industrial ecosystem.



Artist's Impression

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

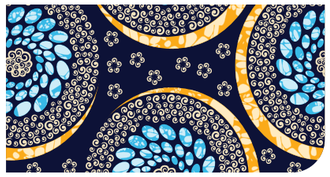
SECURITY SERVICES
- 24-hour security services
- Well-designed compound wall for the entire complex

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

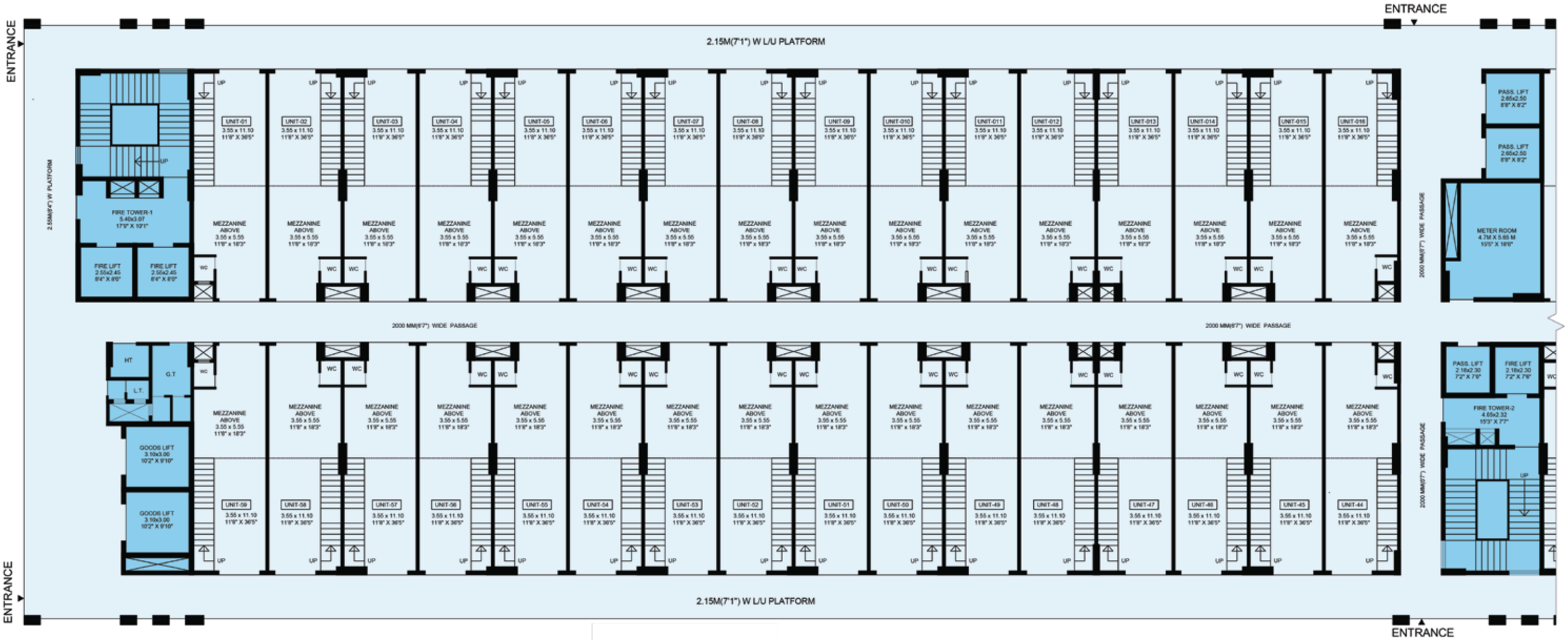
WASTE MANAGEMENT
- Collection bins for individual units
- Street sweeping

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

GROUND FLOOR PLAN

WING A

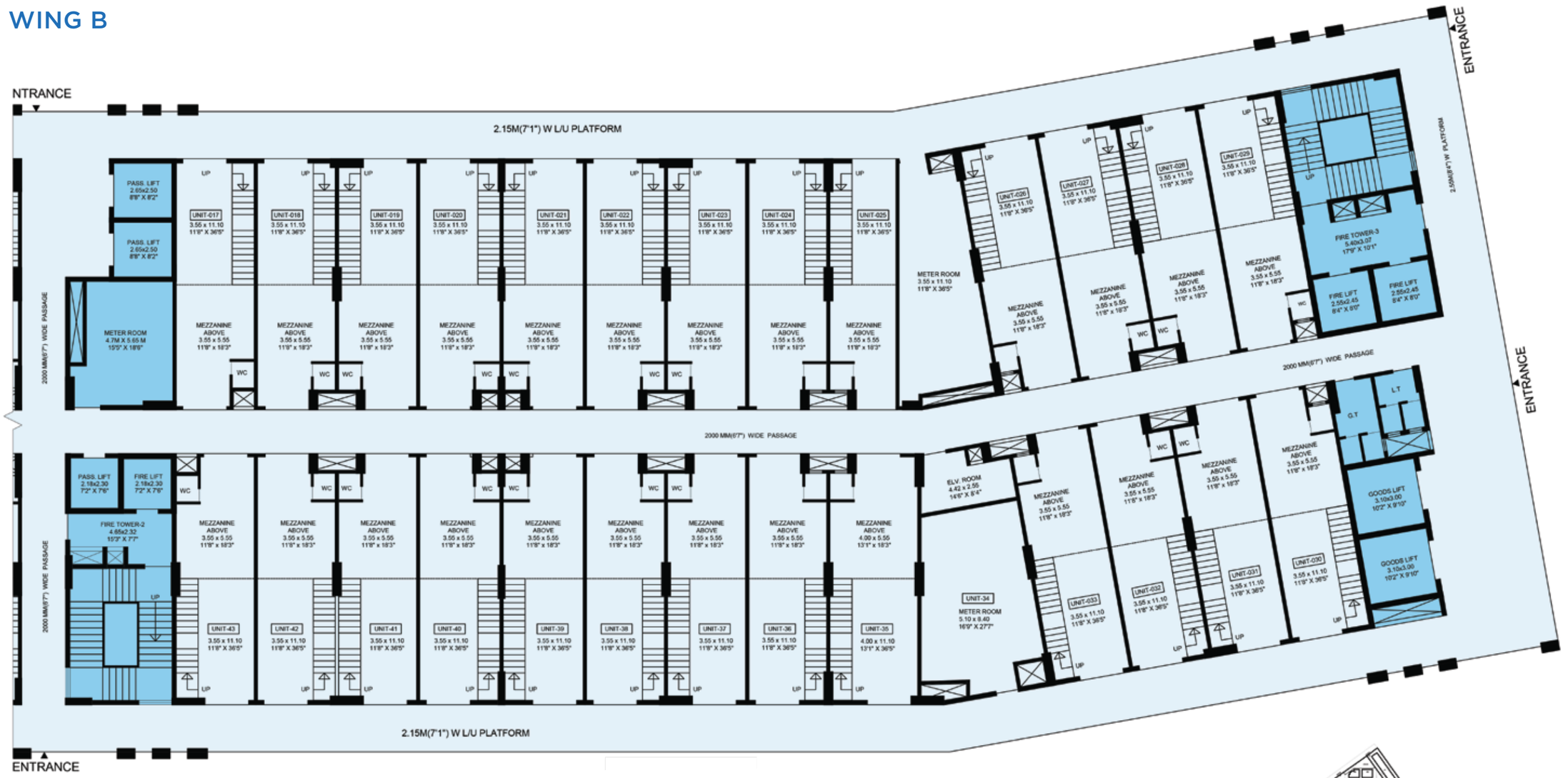


KEY PLAN



GROUND FLOOR PLAN

WING B

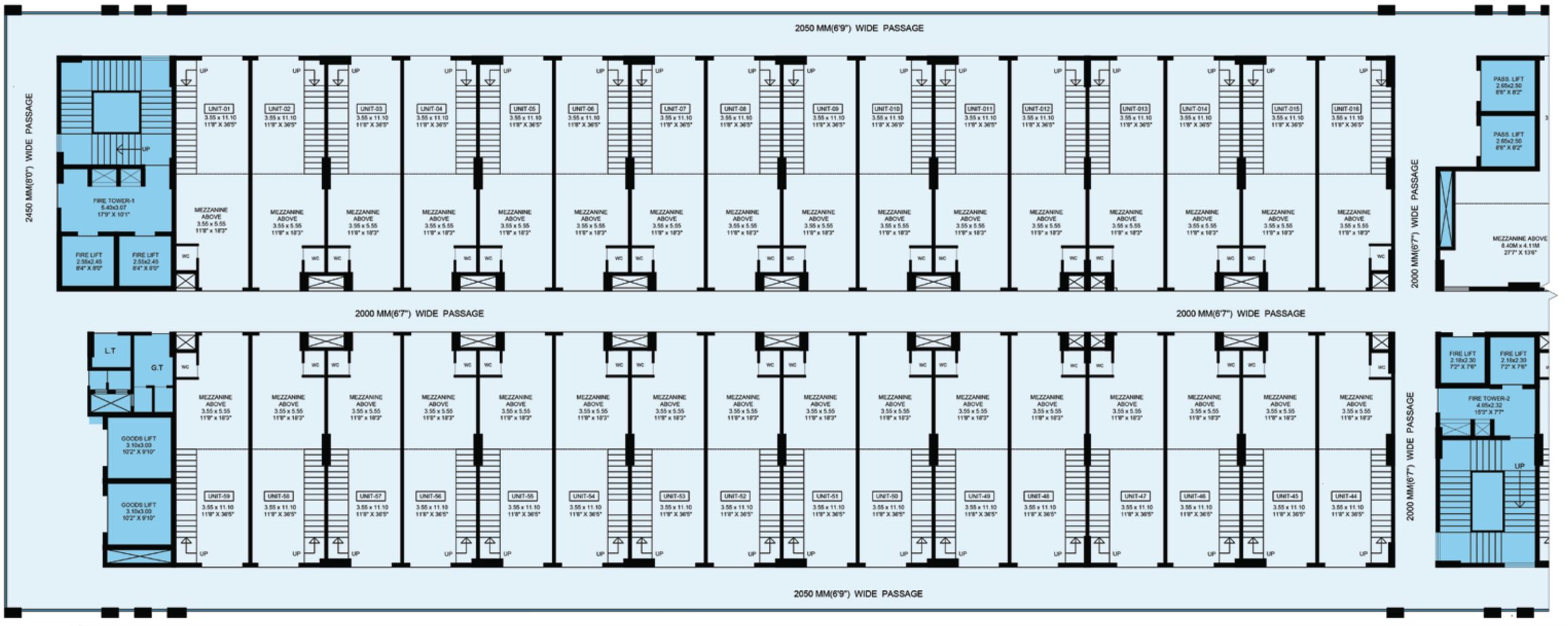


KEY PLAN



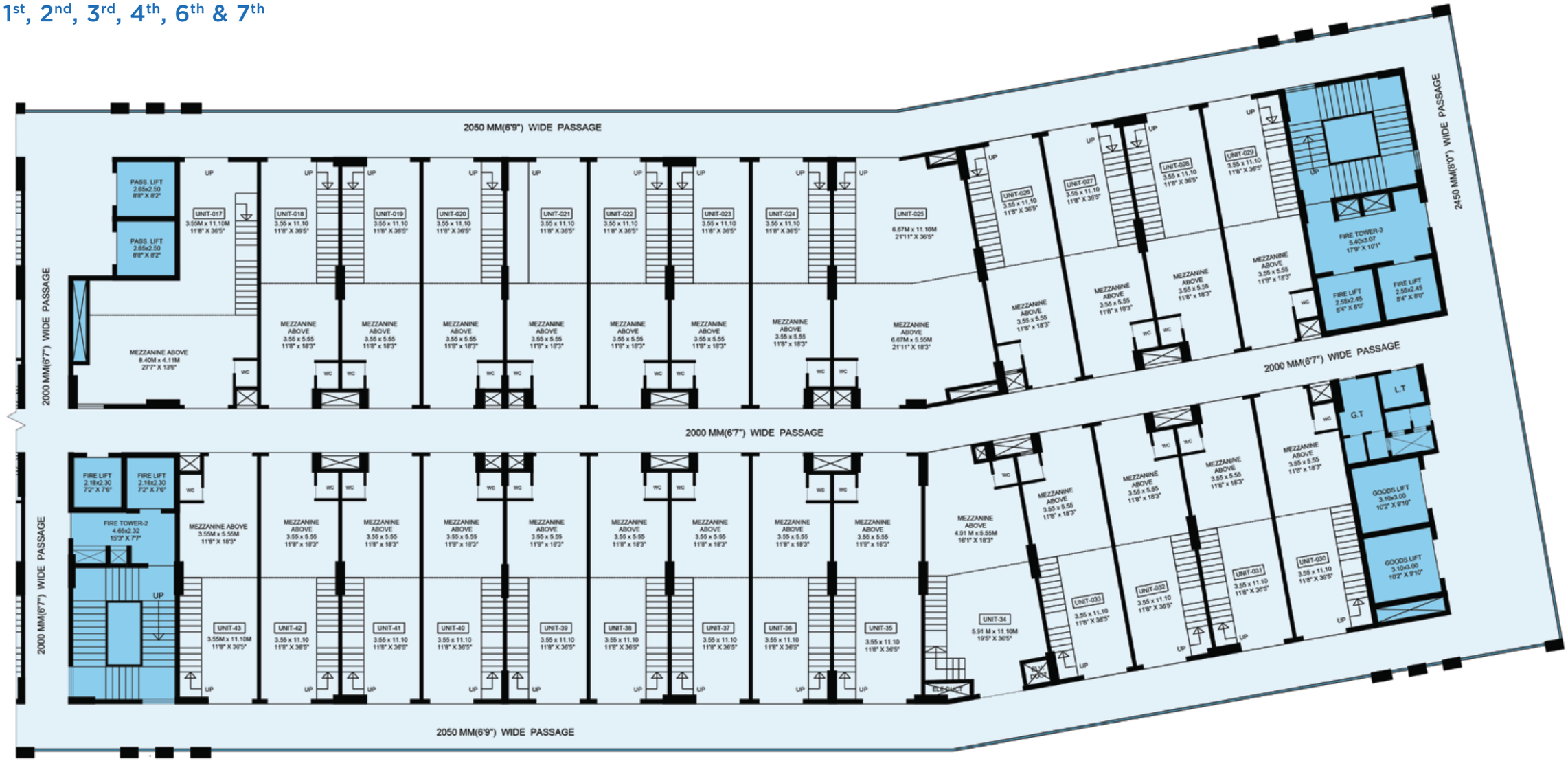
TYPICAL FLOOR PLAN

WING A
1st, 2nd, 3rd, 4th, 6th & 7th



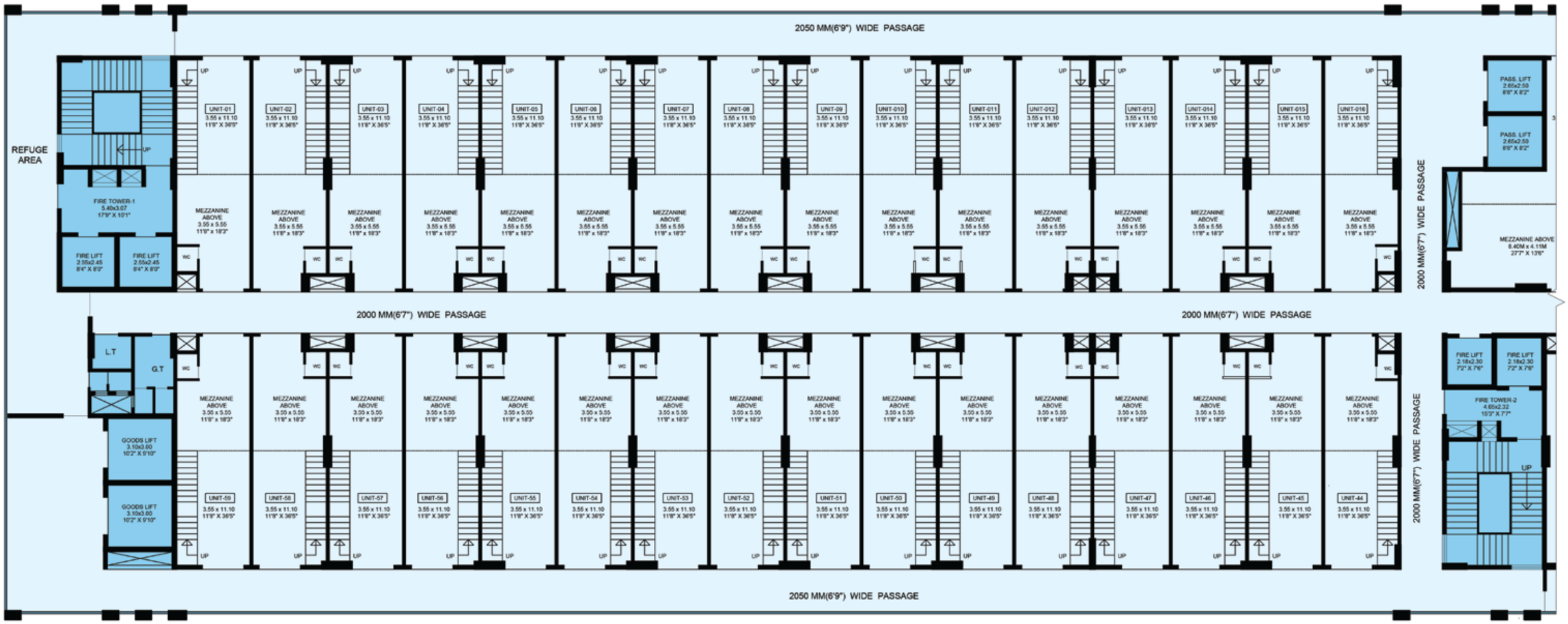
TYPICAL FLOOR PLAN

WING B
1st, 2nd, 3rd, 4th, 6th & 7th



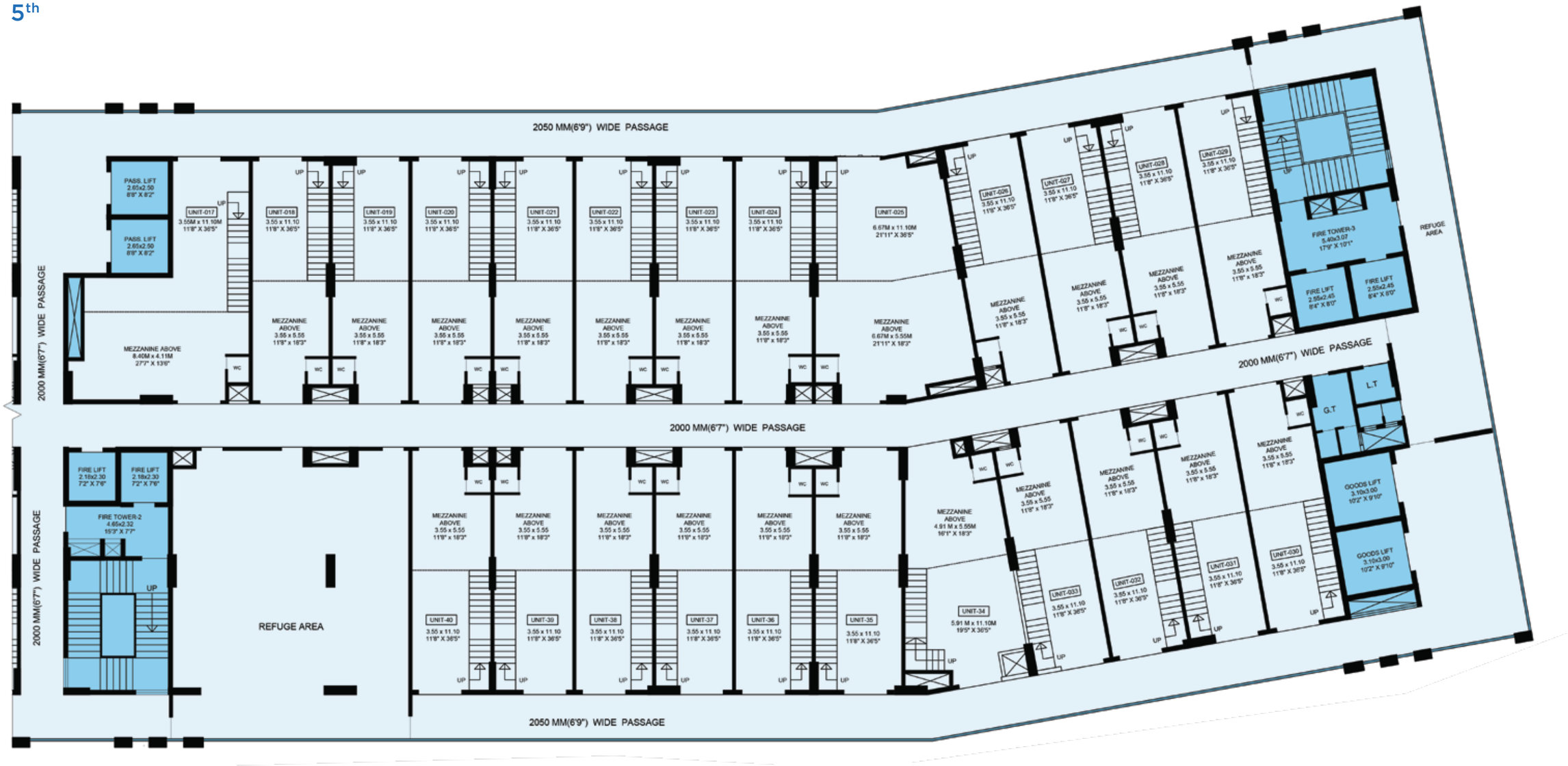
REFUGE FLOOR PLAN

WING A
5th

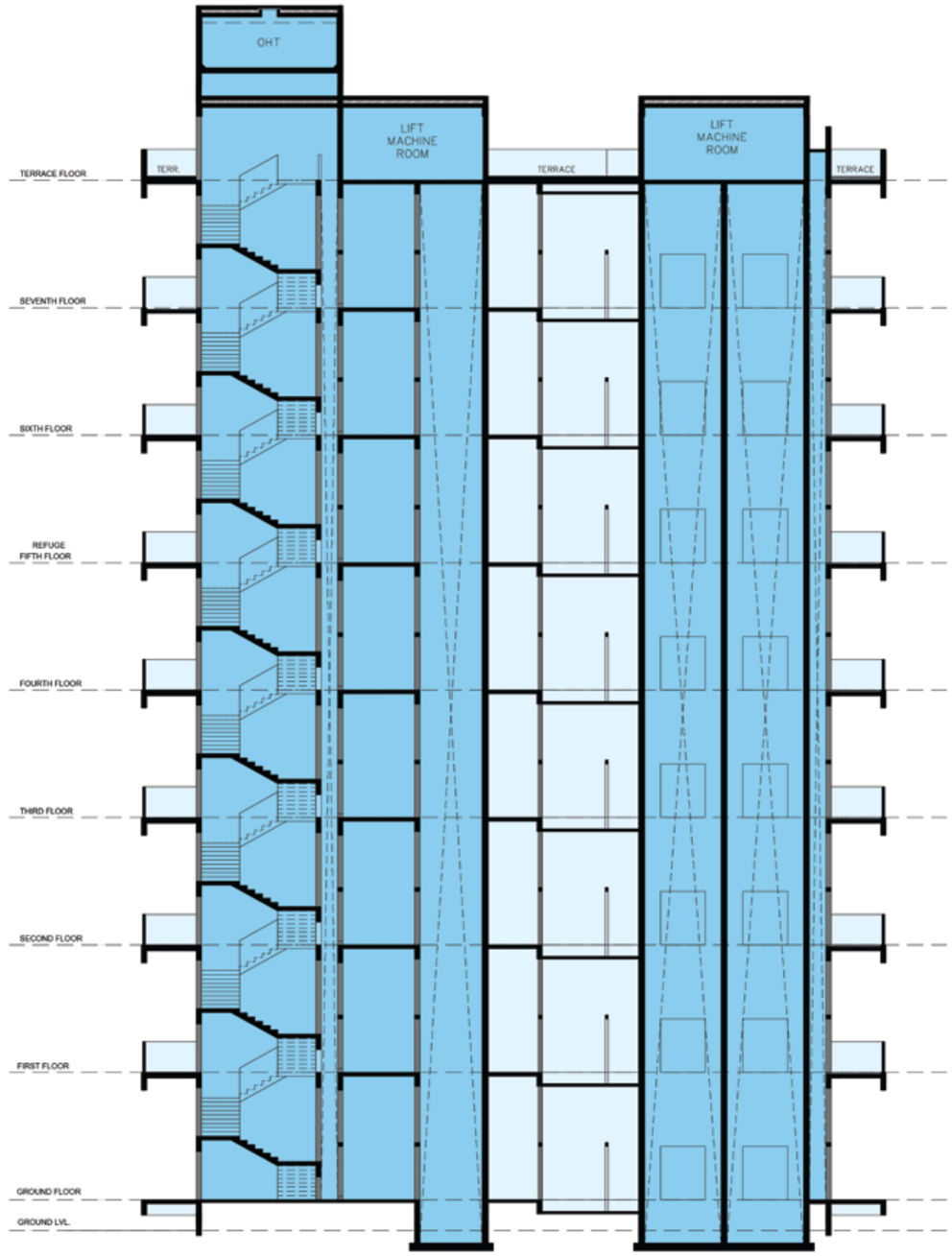


REFUGE FLOOR PLAN

WING B
5th

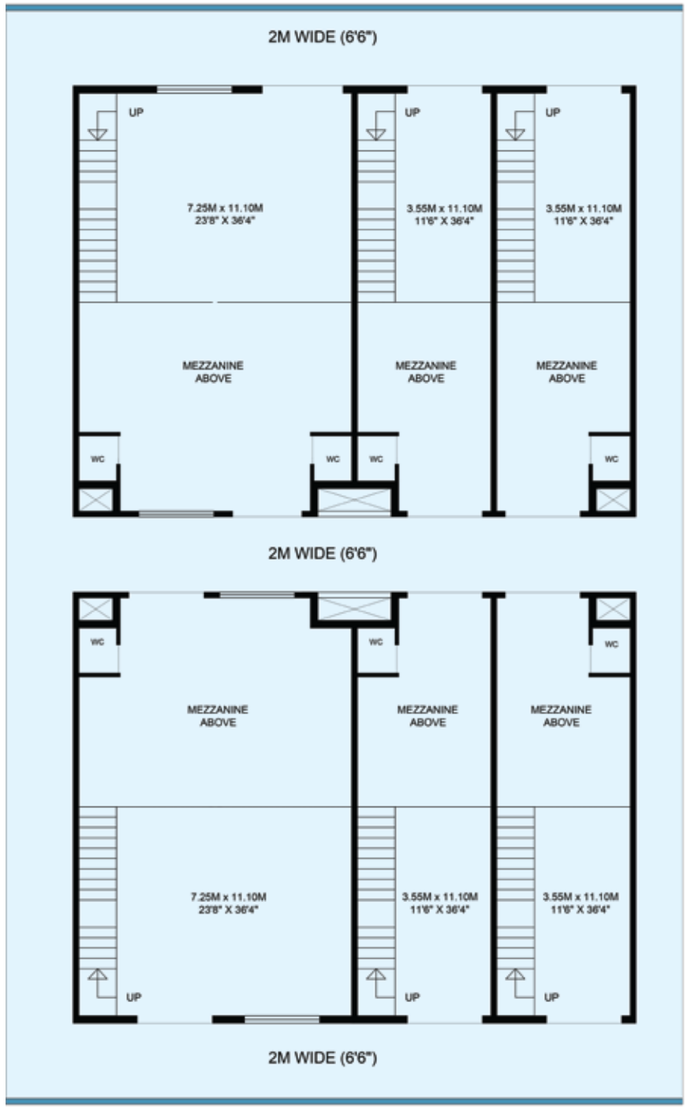


SECTION


OHT
LIFT MACHINE ROOM
LIFT MACHINE ROOM
TERR.
TERRACE
TERRACE
TERRACE FLOOR
SEVENTH FLOOR
SIXTH FLOOR
REFUGE FIFTH FLOOR
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
GROUND FLOOR
GROUND LVL.

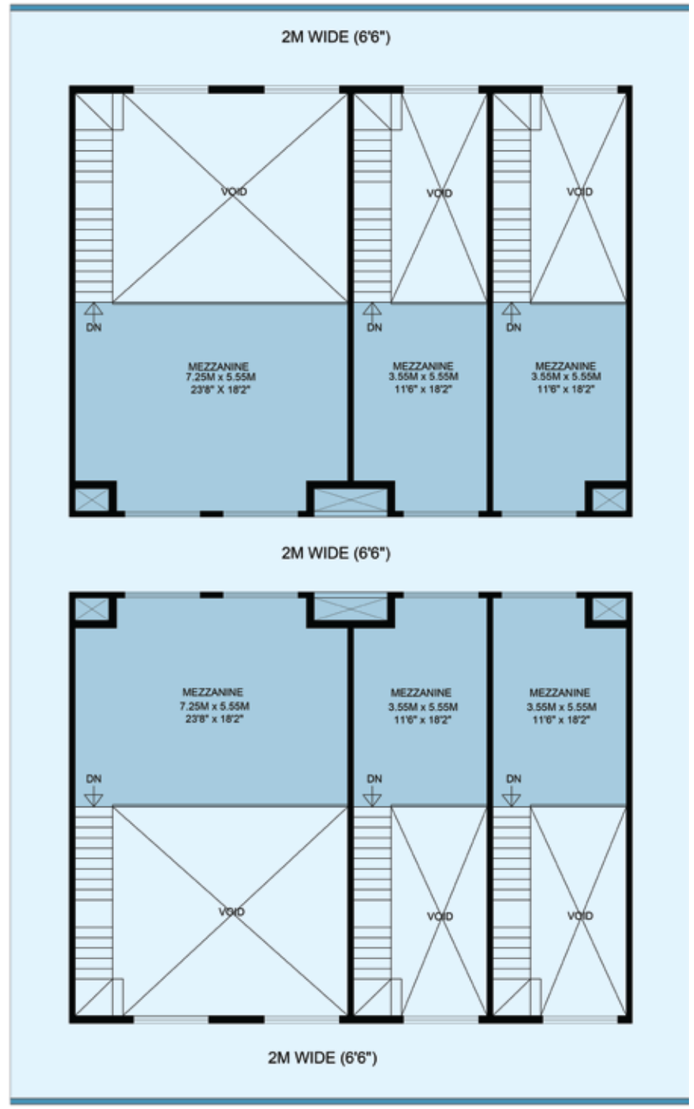
UNIT PLAN

LOWER

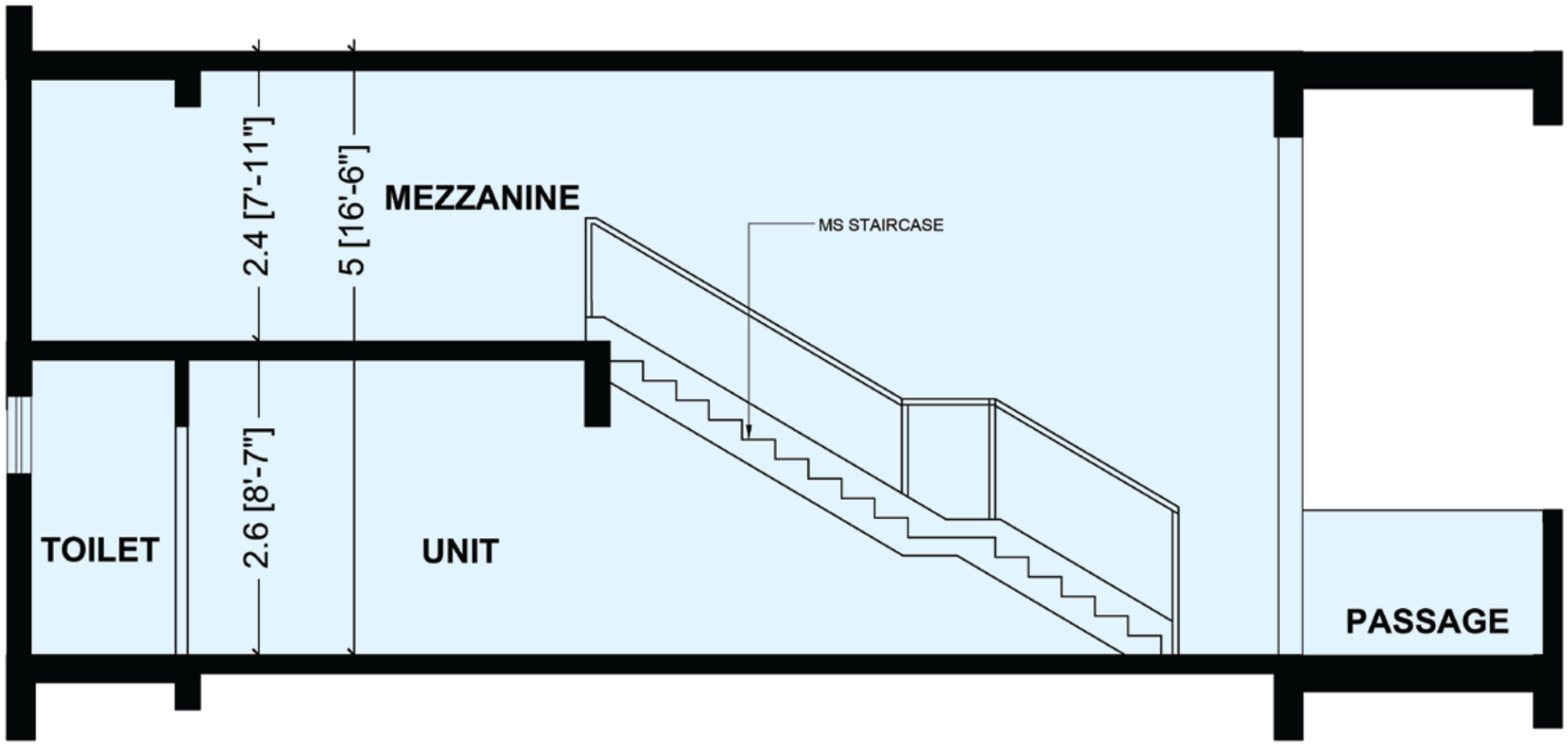


*Jodi Gala plan is indicative

MEZZANINE



UNIT SECTION



SUMAYA G2 SPECIFICATIONS

STRUCTURAL ELEMENTS

Structure	RCC Structure designed to take load upto G+9 floors alongwith Upto 50% Mezzanine
Loading On Floor	Floor with live load of 1000 kg/sqmt UDL
Loading On Mezzanine	Mezzanine floor with Live load of 500 kg/sqmt UDL
Loading On Terrace	Terrace designed with live load of 500 kg/sqmt UDL and Provision of Roof Top Solar system as well

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	8 High Speed Passenger Lifts with 20-24 passanger capacity 4 Nos of 2.5 Ton Goods lift Better Brands for better performance
Control Room	Provision for Dedicated Control Room at park level

GROUND FLOOR SPECIFICATIONS

Plinth	1.2 M (4 ft) height Plinth with Loading - Unloading Platform
Entrance / Landing Area	Entrance & Landing Lobby for goods handling finished with Kota flooring
Passages	2.00(6'6") mt wide all passage
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 workmanship
Waterproofing	Better waterproofing with 5yrs warranty

TYPICAL FLOOR SPECIFICATIONS

Floor to Floor	Slab height 16'-5"(5 m) inclusive of slab thickness
Slab, Columns, Beams	R.C.C. slab to take safe Live Load of 1000 kg/sq.m. UDL for Gala Buildings
Flooring	Mirror Polished Kotah Stone in lobby and units
Walls	Concrete block wall 150mm (6") thick with internal and external plaster
Ventilators	Large size Ventilators provided above main rolling shutter
Openings	2M (6'6")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
Fire Escape Passage	2.00(6'6") 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 100mm thk. & 1.20 m. height as per applicable norms.
Fire Detection Systems	

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	1.2 M (4 ft) ht parapet wall in block work plastered on both faces
Ladder	M.S ladder for O.H tank
Electrical	Lightning Arrestor as per NBC-2016

SUMAYA G2 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.
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	08 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	20A 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	Floor with live load capacity of 1000kg/sqmt. Upto 50% Mezzanine facility to take operational live load of 500kg/sqmt. UDL Operationally suitable unit design for effective space utilization Internal MS staircase for Mezzanine access
Doors & Windows	Provision for Fire RS in fire passage at Front and rear side of the unit. 2M X 3 M (6'6" X 9'9") wide rolling shutter with ventilator above for better cross ventilation & lighting. Granite window sill Light weight Greaseless M.S. Rolling Shutters with push and pull operation with enamel paint
Ventilators	2M X 0.7 M (6'6" X 2'3") ft Louvered ventilators for better air exchanges. Provison for exhaust fan.
Electrical Infra	08 KVA load connection for each individual units
Flooring	Mirror Polished Kotah stone flooring with better workmenship both at floor level & Mezzanine level
Toilets	1M X 1.2 M (3'3 X 4'0")- 1 - toilet at unit level with branded plumbing fixtures
Walls & Plaster	Walls in Block works with external and internal ready mix plaster
Paint	2 Coats of Semi Acrylic Emlusion Paint- Internal side 2 Coats of weather shield max Elastic Paint- External side

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	G2 / SUMAYA BUILDING		E8 BUILDING AVYA	PHASE 1 GALA BUILDING
I. UNIT RELATED ELEMENTS				
1. Gala Size	G2 MICRO GALA	G2 JODI GALA		
Width	3.55 M (11′ 7″)	7.25 M (23′8″) *	7.91 M (26′ 0″)	7.27 M (23′ 10″)
Length	11.1 M (36′ 4″)	11.1 M (36′ 4″)	22.40 M (73′ 6″)	19.30 M (63′ 4″)
Height	5.00 M (16′ 4″)	5.00 M (16′ 4″)	5.00 M (16′ 4″)	4.88 M (16′ 0″)
Total unit carpet area	39.23 Sq. M (423 Sq.ft)	78.46 Sq.m (846 Sq.ft)	177.10 Sq. M (1906 Sq.Ft)	140.31 Sq. M (1510.30 Sq.Ft)
2. Mezzanine 50%				
Width	3.55 M (11′ 6″)	7.25 M (23′8″) *	7.91 M (26′ 0″)	No Mezzanine
Length	5.55 M (18′ 2″)	5.55 M (18′ 2″)	11.35 M (37′ 3″)	
Height	2.4 M (7′ 10″)	2.4 M (7′ 10″)	2.4 M (7′ 10″)	
Total mezz carpet area	18.83 Sq.M (203 Sq. ft)	37.66 Sq.m (406 Sq.ft)	87.55 Sq. M (942 Sq.ft)	
Total Unit + Carpet Area	**58.06 sq. m (626 sq. ft)**	116.12 Sq.m (1252 Sq.ft)	**264.65 Sq. M (2849 Sq.ft)**	**140.31 Sq. M (1510.30 Sq.Ft)**
Flexiblity in location of staircase to mezzanine	M S staircase	M S staircase	1.5 M wide M S staircase	
		*dim including wall		
3. Floors	G+7 (Structural Provision for G+ 9)		(G+9)	G+3
4. Shutters, doors & windows				
Opening shutters	Greaseless 2M X 3M (6′6″X 9′8″)M.S. Rolling Shutters		Light weight Greaseless M.S. Rolling Shutters	Regular MS rolling shutter
Back side shutters	Greaseless 2M X 3M (6′6″X 9′8″)M.S. Rolling Shutters		Light weight 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		Waterproof Bakelite door with Green Marble frame	Provision for wooden door
Mezzanine windows	1.5 M X 1.2 M (5′0″x 4′0′) 3/4 track, shutter Aluminium sliding window rear side		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	1 Nos. of 2.0 M X 0.7M (4′0″ x 2′ 3″) Louvered ventilators at shop front for better air exchanges & No nuisance of water seepage / pigeon intrusion		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 Provided	1 Common toilet at unit level of 1.0 M X1.2 M (3′3″X4′0″) with branded plumbing fixtures and tiling		1 -Male toilet 1.2 M X1.2 M (4′0″X4′0″) with branded plumbing fixtures and tiling 1 -Female toilet 1.2 M X1.2 M (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″) Not provided
7. Flooring in unit and mezzanine	Mirror Polished Kotah stone flooring		Mirror Polished Kotah stone flooring	Kotah flooring only at floor level
8. Paints	Acrylic emulsion paint		Acrylic emulsion paint	Washable coloured distemper
9. Electrical connected load	8 KVA load connection for each individual units		40 KVA load connection for each individual units	10 KVA load connection
10. Connected fire sprinkler system	Fire sprinkler system in the lobby and passage areas,as well as inside each gala unit		Fire sprinkler system in the lobby and passage areas,as well as inside each gala unit	Only External fire hydrants provided
11. Connected wifi / telecom network	Telecom & Data Network facility in ELV/control room		Telecom & Data Network facility at ELV/control room	No provision for telecom and Data network facility
12. Build to suit option for purchase of more than one unit	Flexibiltity to reposition access to mezzanine with prefabricated M S staircase as per applicable norms		Flexibiltity to reposition access to mezzanine with prefabricated M S staircase as per applicable norms	No staircase provided.
II. BUILDING STRUCTURAL ELEMENT				
1. Type of structure	Heavy super structure , as per NBC 2018 norms G+7 (Provision upto G+9 floors) Floor live load of 1000 kg per Mt Sq Mezz loading of 500 kg per Mt Sq Terrace loading of 500 kg/sqmt with Provision of Roof Top Solar system.		Heavy super structure, as per NBC 2018 norms Structure designed with provision upto G+9 floors Floor live load of 800 kg per Mt Sq Mezz loading of 500 kg per Mt Sq Terrace loading of 500 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

COMPARISON CHART

SPECIFICATION	G2 / SUMAYA BUILDING	E8 BUILDING AVYA	PHASE 1 GALA BUILDING
2. Elevation of building Front & back Sides	 Full height verticle design element to enhance building view Staircase elevational treatment and fins thoughout the building on both sides (East and west)	 Full height vertical design element to enhance building view Staircase elevational treatment and fins thoughout the building on both sides (East and west)	 Simple industrial design Simple industrial design
3. Docking area	Both side docking area (East and west)	Both side docking area (East and west)	Both side docking area (East and west)
4. Lobby area	Entrance & Landing Lobby for goods handling finished with Mirror Finished Kota flooring	Entrance & Landing Lobby for goods handling finished with Mirror Finished Kota flooring	Lobby area with finished Kota flooring
5. Back Yard & Surrounding Area	Concrete paver block around the building	Concrete pavement around the building	Paver block
III. BUILDING RELATED ELEMENTS 1. Lift Passenger lift Goods lift Entrance / Landing Area	 2 Passenger lift + 4 fire lift High Speed for 59 galas per floor 20-24 passanger capacity Better Brands for better performance 4 High Speed Goods Lifts for 59 galas per floor 2.5 Tonnes capacity Better Brands for better performance Entrance & Landing Lobby for goods handling finished with Mirror Finished Kota flooring	 2 High Speed Passenger Lifts for 8 galas 15-20 passanger capacity Better Brands for better performance 2 High Speed Goods Lifts for 8 galas 2 Tonnes capacity Better Brands for better performance Entrance & Landing Lobby for goods handling finished with Mirror Finished Kota flooring	 2 Passenger Lifts for 12 galas 4 passanger capacity lifts Average brand warrants routine maintaince 1 goods lift for 12 galas 2 Tonnes passanger capacity Average brand warrants routine maintaince Lobby area with finished Kota flooring
2. Passages	2.00 M (6'6") main passages and interconnecting around the units	2.25 M (7'5") main passages for easy goods handling	1.8 M (5'11") Main passage
3. Lobby Passenger lift Goods lift	 4.65 M (15'3") main Lobby for goods handling 3.67 M (12'0") Lobby for passenger movement	 1.5 M (5' 0")wide Interconnecting passage 1.5 M (5' 0") clear fire passages, equivalent to normal passages	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 with connection to each unit MCB Through wall cabeling	Common meter room at ground level
5. Control room	Provision for Control Room	Provision for Control Room	No separate provision.
6. Refuge floor	Refuge as per applicable norms	Cantilever refuge balcony on north side	No refuge floor
IV. GROUND FLOOR SPECIFICATION 1. Passages	 2.00 M (6'6") main passages and interconnecting around the units	 2.25 M (7' 5") main passages for easy goods handling 1.5 M (5' 0") wide Interconnecting passage 1.5 M (5' 0") clear fire passages	 1.8 M (5'11") Main passage No full length interconnecting passage 1.0 M (3'0") Fire passage
2. Lobby Goods Lobby Passenger Lobby	 4.65 M (15'3") main Lobby for goods handelling 3.67 M (12'0") Lobby for passenger movement		
3. Telecom & Data Network	Provision for Telecom & Data Network facility at ground floor in ELV/control room	Provision for Telecom & Data Network facility at ground floor in ELV/control room	Provision for Telecom & Data Network facility at ground floor in control room
4. Lighting in passage	LED lighting in Passages & Staircase & Lobby area	LED lighting in Passages & Staircase & Lobby area	Normal lighting in passage & staircase
5. Common Toilets	Increased capacity 2 toilet blocks with separate Gents & Ladies toilets with full height tilling Branded Plumbing & sanitary fittings	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
6. Walls & Plaster	Walls in Block works Both External & Internal plaster in ready mix	Walls in Block works Both External & Internal plaster in ready mix	Walls in brickwork Regular cement mortar based external and internal plaster
7. Paint External Paint Internal Paint Flooring in common area & staircase	 External weather shield Acrylic Paint Acrylic Emlusion Paint Mirror Polished Kotah stone flooring with better workmenship	 External weather shield Acrylic Paint Acrylic Emlusion Paint Mirror Polished Kotah stone flooring with better workmenship	 2 coats Water proof cement paint Oil bound distemper on walls and whitewash for ceiling IPS

COMPARISON CHART

SPECIFICATION	G2 / SUMAYA BUILDING	E8 BUILDING AVYA	PHASE 1 GALA BUILDING
V. ALL FLOOR SPECIFICATION			
1. Floor to Floor	Slab height 16'-5"(5 m) inclusive of slab thickness	Slab height 16'-5"(5 m) inclusive of slab thickness	Slab height 16'-0"(4.88 m)inclusive of slab thickness
2. Slab, Columns, Beams	R.C.C. slab to take safe Live Load of 1000 kg/sq.m. UDL for Gala Buildings	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	Mirror Polished Kotah Stone in lobby and units	Kotah Stone
4. Walls	Concrete block wall 200mm (8") thick with internal and external plaster	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	24 hours water supply network,C classs G I Pipes as per IS Code	B classs G I Pipes as per IS Code
6. Staircase	RCC Staircase with Kotah stone finish for tread and risers with wall Dado	RCC Staircase with Kotah stone finish for tread and risers with wall Dado	Staircase with skirting only, RCC staircase with Tandoor stone finish
7. Fire Escape Passage	2.0 M (6'6 ") wide Clear Fire Escape Passages	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	External weather shield Acrylic Paint	2 coats Water proof cement paint
9. Internal Paint	Acrylic Emlusion Paint	Acrylic Emlusion Paint	Oil bound distemper on walls and whitewash for ceiling
10. External Passage Parapet wall	Passage Parapet wall in RCC & 1.20 M (4'0") height	Passage Parapet wall in RCC & 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 500 kg/sqm. UDL	R.C.C. slab to take safe live Load 500 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	China tile with Waterproofing in brickbat coba with 10 year warranty	Waterproofing in brickbat coba
3. Parapet wall	1.2m (4'0") ht parapat wall in block masonary plastered on both faces	1.2m (4'0") 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.	Provision for Roof Top Solar Energy System on Terrace Slab.	Common OH Tank per building
5. Electrical	Lightning Arrestor as per NBC-2016	Lightning Arrestor as per NBC-2016	No provision of lighting arrestor
6. Water	OverHead Water Tank for Domestic, Flushing & Fire Fighting System.	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
7. Ladder	M.S ladder for O.H tank	M.S ladder for O.H tank	8 feet long M.S Cage ladder for O.H tank
VII. ELECTRICAL INFRASTRUCTURE			
1. Transformer	Dedicated transformer for building	Provision of transformer for each individual building	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	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	Cable tray is provided for cabeling of entire building	Tray cableling of electrical wiring in entire building
4. M.C.B	20A TPN MCB provided in each unit with double earthing	63A TPN MCB provided in each unit with double earthing	Connected DP for each unit
5. Unit Design	08 KVA per unit power connection	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	All lobby & passages connected with LED lighting All common toilets connected with LED lighting	Normal Lighting Normal Lighting
VIII. FIRE FIGHTING INFRASTRUCTURE 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 hydrands Fire UGT Jokey pumps & back up deisel pumps Fire towers with lift in compliance of NBC 2018 Fire passage on backside of all units connected to fire towers refuge area as per NBC norms	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 hydrands Fire UGT Jokey pumps & back up deisel pumps Fire towers with lift in compliance of NBC 2018 Fire passage on backside of all units connected to fire towers refuge area as per NBC norms	

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	38.31
2	Own Contribution	₹ In Lacs (20%)	7.66
3	Bank Loan	₹ In Lacs (80%)	30.65
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 Rs. as below :		
	For 10 Years	₹ In Lacs	0.39
	For 15 Years	₹ In Lacs	0.31
9	Upfront Payment [9.50% of Value]	₹ In Lacs	3.64
10	GST @ 18%	₹ In Lacs	0.66
11	Stamp Duty & Registration Charges @ 5%	₹ In Lacs	2.22
	Total Upfront Payment [9+10+11]	₹ In Lacs	6.52
12	Total GST @ 18%	₹ In Lacs	6.90
13	Development & Other Charges	₹ In Lacs	2.86
	Total Value (1+11+12+13)		**50.30**

Parallel Funding Scheme

₹ In Lacs

Installments	Due (%)	Due Amount (₹)	Promotor Funding	Bank Funding
Value of Unit		38.31	**20%**	**80%**
On Completion till First Floor Slab	50%	19.16	3.83	15.33
On Completion of Second Floor Slab	10%	3.83	0.77	3.07
On Completion of Third Floor Slab	10%	3.83	0.77	3.07
On Completion of Fourth Floor Slab	4%	1.53	0.31	1.23
On Completion of Fifth Floor Slab	4%	1.53	0.31	1.23
On Completion of Sixth Floor Slab	4%	1.53	0.31	1.23
On Completion of Seventh Floor Slab	4%	1.53	0.31	1.23
On Completion of Eighth Floor Slab	4%	1.53	0.31	1.23
On Completion of Nineth Floor Slab	4%	1.53	0.31	1.23
On Completion of External / Internal Plaster	3%	1.15	0.23	0.92
On Possession	3%	1.15	0.23	0.92
Total	**100%**	**38.31**	**7.66**	**30.65**

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	-
MONTH-6	-
MONTH-7	-
MONTH-8	0.03
MONTH-9	0.03
MONTH-10	0.06
MONTH-11	0.06
MONTH-12	0.09
MONTH-13	0.09
MONTH-14	0.11
MONTH-15	0.11
MONTH-16	0.14
MONTH-17	0.14
MONTH-18	0.16
MONTH-19	0.16
MONTH-20	0.17
MONTH-21	0.17
MONTH-22	0.18
MONTH-23	0.18
MONTH-24	0.19
MONTH-25	0.19
MONTH-26	0.20
MONTH-27	0.20
MONTH-28	0.21
MONTH-29	0.21
MONTH-30	0.21
MONTH-31	0.22
MONTH-32	0.22
MONTH-33	0.22
MONTH-34	0.22
MONTH-35	0.22
MONTH-36	0.22
Total	**4.61**

EMI Payment Plan

Particulars	EMI Amount (₹ In Lacs)
Monthly EMI	0.31
Yearly EMI	3.73
15 Year's Total EMI	55.96

Various Bank's & 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	66.90
2	Own Contribution	₹ In Lacs (25%)	16.73
3	Bank Loan	₹ In Lacs (75%)	50.18
4	Interest Rate	%	9.50%
5	Loan Term	Years	7 yrs
6	Principal Moratorium	Months	6
7	Monthly EMI	₹ In Lacs	0.86
8	Upfront payment	₹ In Lacs	16.73
9	GST @ 12%	₹ In Lacs	8.03
10	Others (Accessories & Installaton Cost)	₹ In Lacs	0.52
	Total P & M Value (1+9+10)		**75.45**

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	16.73		16.73
YEAR-1 MONTH-1		0.40	0.40
MONTH-2		0.40	0.40
MONTH-3		0.40	0.40
MONTH-4		0.40	0.40
MONTH-5		0.40	0.40
MONTH-6		0.40	0.40
½YEAR 1	5.19		5.19
YEAR-2	10.38		10.38
YEAR-3	10.38		10.38
YEAR-4	10.38		10.38
YEAR-5	10.38		10.38
YEAR-6	10.38		10.38
YEAR-7	10.38		10.38
TOTAL	**84.17**	**2.38**	**86.55**

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 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	133.80
2	Working capital eligibility (20% of Turnover)	₹ In Lacs	26.76
3	Own contribution of WC @25%	₹ In Lacs	6.69
4	Bank WC loan @ 75%	₹ In Lacs	20.07
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	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	Gala Unit (all inclusive Price)	50.30	39.68%
2	Plant & Machinery with Accessories	75.45	59.52%
3	Misc. Expenditures	1.01	0.79%
	TOTAL	**126.75**	**100.00%**

B.Means Of Finance

SN	PARTICULARS	₹ In Lacs	%
1	Promoters Contribution	45.93	36.23%
2	Term Loans from Bank (Secured)	80.83	63.77%
	TOTAL	**126.75**	**100.00%**

1.2 State Government Subsidies

SN	SUBSIDIES	₹ In Lacs	Subsidy (%)
1	30% Capital Subsidy on Machinery Basic value	12.07	30%
	TOTAL	12.07	

A . State Govt. Electricity Subsidy

SN	SUBSIDIES	₹ In Lacs	Subsidy
1	₹ 3.77 per unit for Consumer below 27 HP (5 Years)	4.09	₹ 3.77/unit
	TOTAL	4.09	

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:**	126.75	100%
2	**Means of finance:**		
	Own contribution	45.93	36%
	Bank loan	80.83	64%
	Total	**126.75**	**100%**
3	**State Govt. subsidies**		
a	30% Capital Subsidy on Machinery Basic value	12.07	
b	₹ 3.77 per unit for Consumer below 27 HP (5 Years)	4.09	
	Total (a + b)	**16.16**	

B. Ratio Analysis

SN	PARTICULARS	₹ In Lacs	%
1	Subsidy on Total Project Investment (SOI)	16.16	13%
2	Subsidy on Promoter's Equity (SOI)	16.16	35%

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 | INTICLOSE

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.