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

Disclaimer: The plans, specifications, images and other details herein are only indicative and the developer/ owner reserve the right to change any or all of these in t interest of the development. This printed material does not constitute an offer and/or contract of any type between the developer / owner and the recipient. Any purchaser/lessee of this development shall be governed by the terms and conditions of the agreement for sale/lease entered into between parties and no details mentioned in this printed material shall in any way govern any such transaction. Tolerance of + / -2% is possible in the unit areas on account of design and construction variances.

MAGUS FASHION CITY
THE COMPLETE GROWTH ECOSYSTEM

THE RIGHT SPACE FOR THE RIGHT SCALE

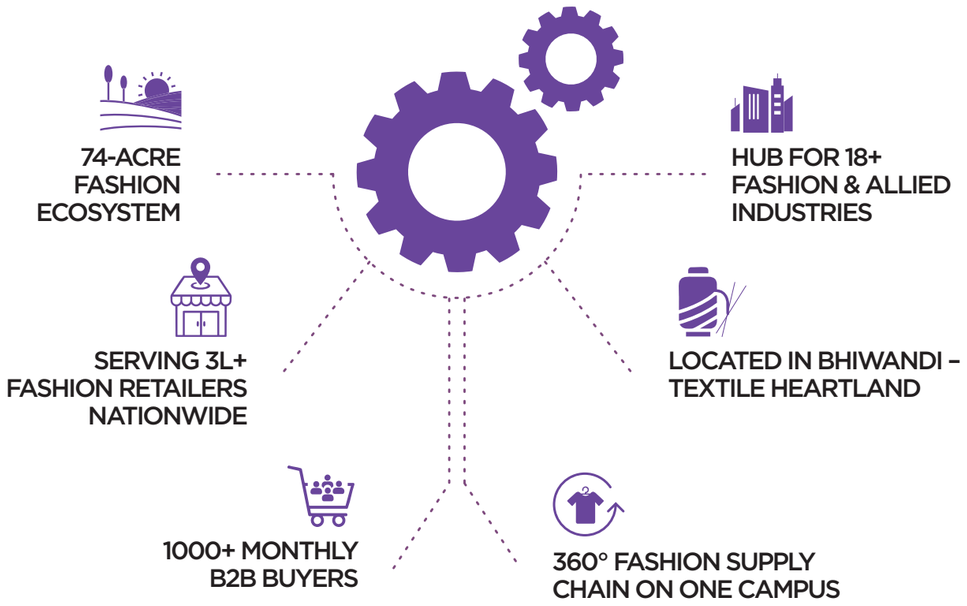
SUTRA
Exclusive Medium Galas



Artist's Impression

A COMPLETE FASHION ECOSYSTEM UNDER ONE VISION

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





A 360° ECOSYSTEM FOR ALL STAKEHOLDERS TO THRIVE

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

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

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



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

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

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

WHEN BUSINESS MEETS THE RIGHT LOCATION, GROWTH IS INEVITABLE

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

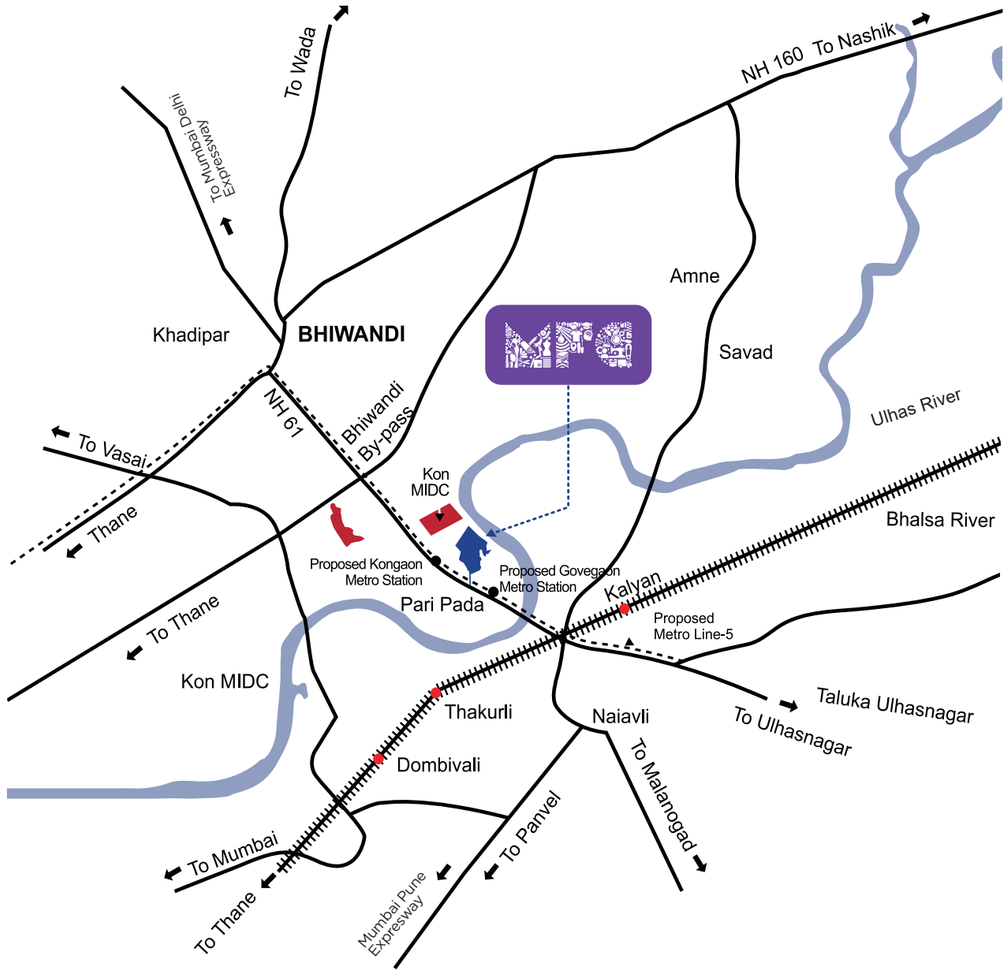
Airports
- Mumbai Airports - 42 Kms
- Proposed Navi Mumbai Airport - 60 Kms

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

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

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

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



- Driving time from Kalyan Station to project site - 15 minutes
- Total population residing in Kalyan subregion - 8 lakhs
- Frequency of bus services - 10 minutes
- Shared autos availability - every 2 minutes
- Fast trains availability - every 15 minutes
- Travelling time by train from CST to Kalyan - 1 hr 5 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

MAGUS FASHION CITY

THE COMPLETE GROWTH ECOSYSTEM

PROPOSED MASTER PLAN



SUTRA
Exclusive Medium Galas



SUTRA (E10)

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

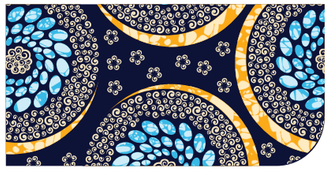
SECURITY SERVICES
- 24-hour security services
- Well-designed compound wall for the entire complex

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

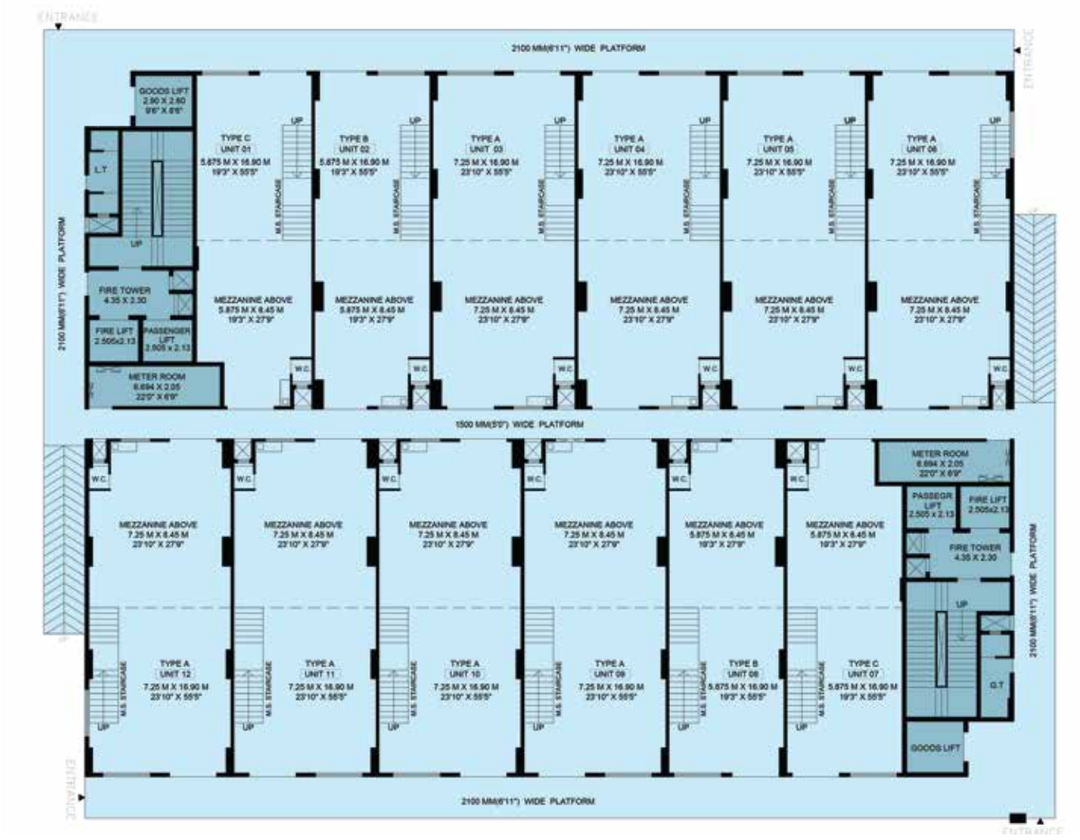
INTRODUCING - SUTRA

In alignment with Magus Fashion City's commitment to innovation in industrial infrastructure, SUTRA is thoughtfully crafted for the unique needs of small and medium garment manufacturers. Featuring wider galas and reduced loading, it ensures optimal space utility and operational ease.

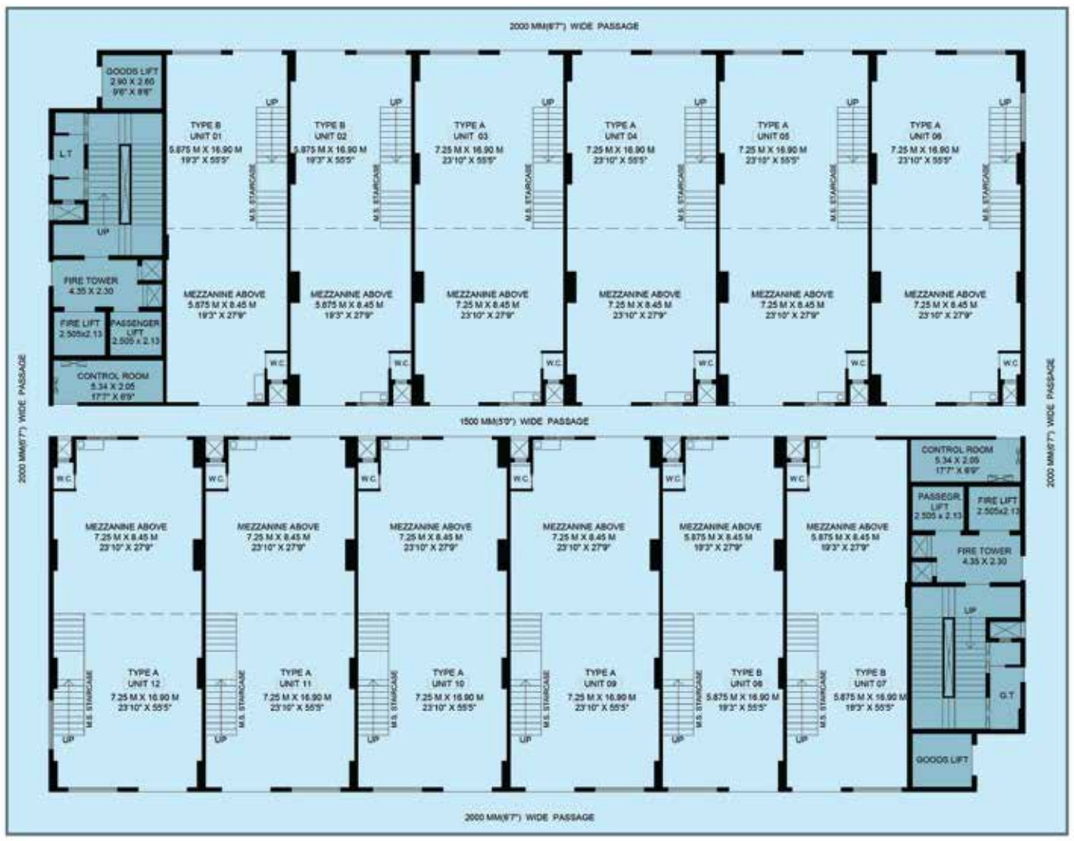
With 12 exclusive galas per floor and unit sizes ranging from 1591 to 1961 sq. ft., SUTRA stands as a purpose-built solution that addresses core garment manufacturing challenges - efficiency, accessibility, and scale. Guided by a design-first philosophy, MFC continues to deliver spaces where form and function meet. Choose SUTRA - a tailored business address that accommodates your ambition.



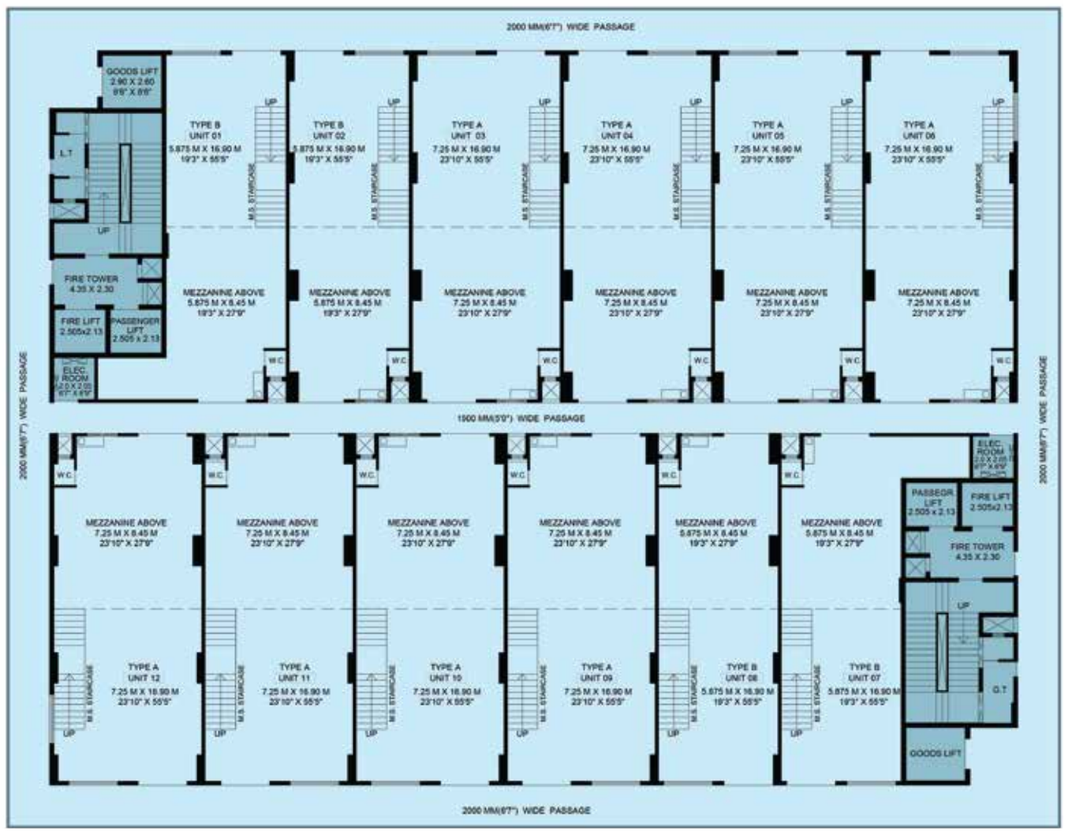
GROUND FLOOR PLAN



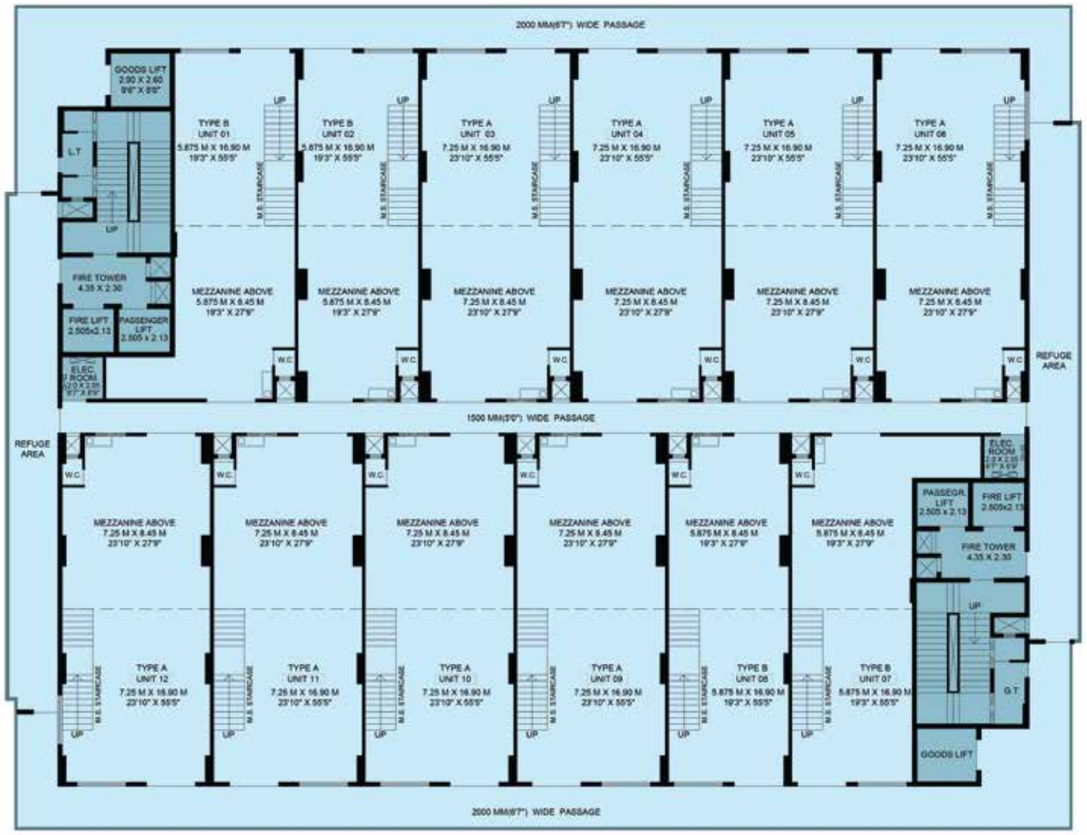
1ST FLOOR



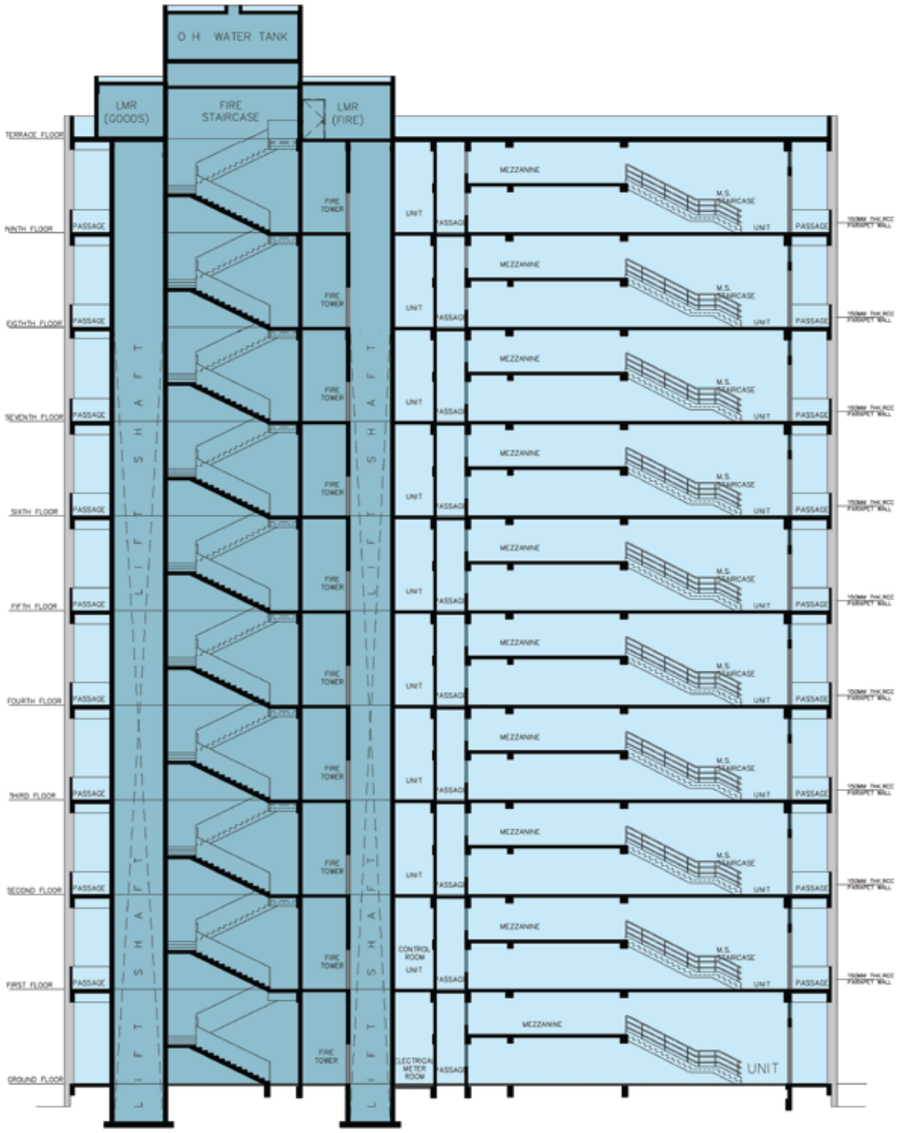
TYPICAL FLOOR PLAN - 2ND, 3RD, 5TH, 6TH, 8TH, 9TH



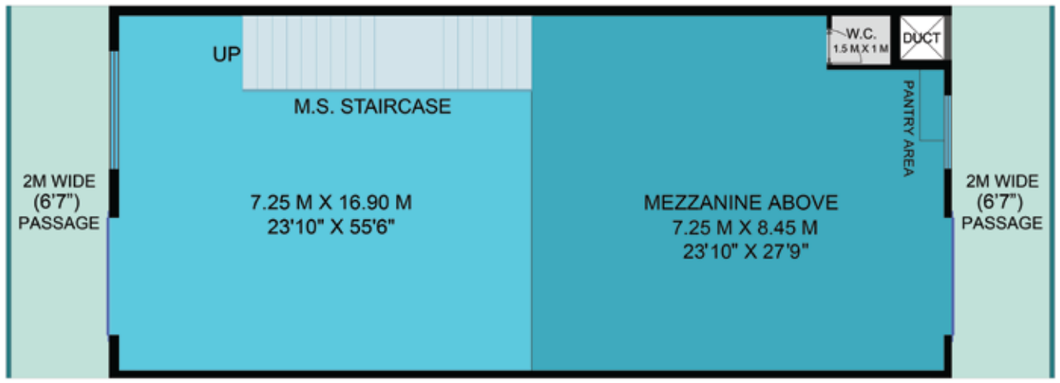
REFUGE FLOOR PLAN - 4TH & 7TH



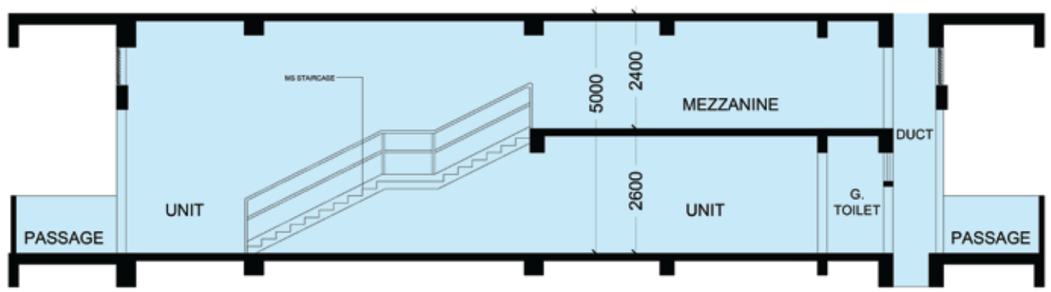
SECTION



UNIT PLAN (LOWER & MEZANNINE)



UNIT SECTION



CARPET AREAS

UNIT TYPE	NO. OF UNITS	FLOOR SIZE	MEZZANINE SIZE	INDIVIDUAL UNIT AREA (A)	INDIVIDUAL UNIT MEZZANINE AREA (B)	CARPET AREA (A+B)
TYPE A	64	7.25 M X 16.90 M 23'10" X 55'6"	7.25 M X 8.45 M 23'10" X 27'g"	122.16 (1315)	60.05 (646)	182.21 (1961)
TYPE B	18	5.875 M X 16.90 M 19'4" X 55'6"	5.875 M X 8.45 M 19'4" X 27'g"	98.92 (1065)	48.43 (521)	147.35 (1586)
TYPE C	02	5.875 M X 16.90 M 19'4" X 55'6"	5875 M X 8.45 M 19'4" X 27'g"	95.78 (1031)	45.30 (488)	141.07 (1519)
TYPE D	12	5.875 M X 16.90 M 19'4" X 55'6"	5.875 M X 8.45 M 19'4" X 27'g"	105.79 (1139)	52.65 (567)	158.44 (1706)

EXCLUSIVE HIGHLIGHTS

- Only 33% Loading
- Wider Galas with 24 Ft. Width
- Flexible MS Staircase
- 2 Goods Lifts of 2 Tons for 12 Galas
- Optimum Gala Size of 1961 Sq. Ft.
- Exclusive 12 Galas Per Floor
- 4 Passenger Lifts for 12 Galas
- Fully fire compliant building with sprinklers within the units

SPECIAL FEATURES

- 16 ft. floor to floor height
- 24x7 water & electricity supply
- Fire fighting system
- 2M wide passage around the galas
- Goods lifts lobby for easy goods handiling
- 4 passengers and 2 goods lifts
- Floor with Live load of 800 kg/sqm. UDL
- BTS flexibility with internal MS staircase

SUTRA SPECIFICATIONS CRAFTED WITH BEST-IN-CLASS MATERIAL

STRUCTURAL ELEMENT

RCC Structure	RCC Structure designed to take load for G+9 floors alongwith Mezzanine floors
Loading on Floor	Live load of 800 kg/sqm. 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 take Provision of Roof Top Solar system as well

BUILDING RELATED ELEMENTS

Building Design	Excellent elevation with NBC based building design
Backyard & Surrounding Area	Concrete paver blocks
Meter Room	Common meter room at ground level
Sewage Network	Well connected sewage and drainage network with STP
Storm Water Drainage	Well connected network of surface drainage & rainwater drainage for the entire project
Water Supply	Central Supply Water distribution to feed each building through building level UGT & OHT
Lift	• 4 High-speed Passenger Lifts with 15-20 passenger capacity • 2 lifts of 2 Tonnes Goods • Branded Lifts
Control Room	Dedicated Control Room at first floor

GROUND FLOOR SPECIFICATION

Plinth	4 ft. height plinth with Loading-Unloading Platform & access designed for disabled people with provision of ramp facility.
Entrance / Landing Area	Lobby for goods handling with mirror polished Kota Flooring
Passages	• 2.0 mt main passages for easy goods handling • 1.5 mt fire passages, equivalent to normal passages
Fire Fighting	Fire hydrant in common areas and hose reel and fire sprinklers in lobby & passage and within the galas
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
Common Toilets	2 toilet blocks with separate Gents & Ladies toilets with 7′ high tilling
Walls & Plaster	Blockwork walls Both external & internal plaster in ready mix
Paint	External weather shield Acrylic Paint
Flooring (Common Area & Staircase)	Top-class Mirror Polished Kota Stone flooring
Waterproofing	With 5 yrs warranty

1ST FLOOR, 2ND FLOOR, 3RD FLOOR, 4TH FLOOR, 5TH FLOOR, 6TH FLOOR, 7TH FLOOR, 8TH FLOOR, 9TH FLOOR,SPECIFICATIONS

Floor to Floor	Slab height 16′-4″(5 m) inclusive of slab thickness
Slab, Columns, Beams	RCC slab for Live Load of 800 kg/sq.m. UDL for Gala Buildings
Passages	2.0 mt main passages for easy goods handling 1.5 mt fire passages, equivalent to normal passages
Flooring	Mirror Polished Kota Stone in lobby and units
Walls	Concrete block wall 200mm (8″) thick with internal and external plaster
Window	Large size aluminium sliding windows with 3/4 tracks
Ventilators	Large size ventilators provided with exhaust fans
Openings	M.S Rolling Shutters
Plumbing	24-hour water supply network
Standard Pipes	All plumbing pipes as per IS standards
Staircase	RCC Staircase with Kota Stone Finish for tread and risers with both side wall Dado till 4′-0″ feet height
Fire Escape Passage	1.5m wide Clear Fire Escape Passages
External Paint	External weather shield acrylic paint
Internal Paint	Acrylic Emulsion Paint
External Passage Parapet Wall	Passage Parapet wall in RCC & 1.20 m. height
Fire Detection Systems	As per applicable norms

TERRACE SPECIFICATIONS

Slab	R.C.C. slab to take safe live Load 500 kg/sqm. UDL
Solar Energy	Provision for Rooftop Solar Energy System on Terrace Slab
Water	Overhead Water Tank for Domestic, Flushing & Fire Fighting System
Waterproofing Terrace	Waterproofing in brickbat coba with 5 year warranty
Parapet Wall	1.2m high Parapet Wall in brick masonry plastered on both faces
Ladder	MS ladder for OH tank
Electrical	Lightning Arrestor as per NBC-2016

FIRE FIGHTING INFRASTRUCTURE

- Hydrant system with Landing Valves and Hose Reel
- Fire sprinkler facility in Lobby & passage area and within the units
- 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	20 KVA for each unit
L. T. Metering	Main switch with busbars for all units and individual KWH meters and consumer main switches in meter room
M.C.B	63A TPN MCB provided in each unit with double earthing
Transformer	Provision of transformer for each building
Street Light at Park Level	LED street lighting

UNIT RELATED ELEMENTS

Assumed Structural Load	• Increased load carrying of floor with Live Load capacity of 800kg/sqm. • Provision of up to 50% mezzanine facility for Live Load of 500kg/sqm. UDL • Operationally suitable unit design for effective space utilization • 1.5 mt. wide internal MS staircase for mezzanine access
Rolling Shutters	• Provision for Fire RS in fire passage as per applicable norms • Light weight Greaseless M.S. Rolling Shutters with push & pull operation having enamel paint
Windows	• Large Size, 3 track and 3 shutter Aluminium sliding window for better cross ventilation & lighting along with window provison in Mezzanine area • Granite/Green marble window sill
Doors	• Waterproof Bakelite Toilet door with Green Marble frame
Ventilators	2 Nos of Louvered ventilators for better air exchanges.
Electrical Infra	20 KVA load connection for each individual units
Flooring	Mirror Polished Kota stone flooring of quality finish, both at floor & mezzanine level
Toilets	• Common toilet inside the unit • Full height tiling in internal toilets with branded plumbing fixtures • Male and Female common toilet provided at each floor.
Walls & Plaster	Blockwork Walls with external & internal plaster in ready mix
Paint	• 2 Coats of Semi Acrylic Emulsion Paint- Internal side • 2 Coats of weather shield max Elastic Paint- External side
Pantry	Pantry with sink in every unit
Park Level Elements	• Provision for Male & Female dormitory • Provision for family studio Apartment & 1BHK (Open Kitchen) • Provision for Marketing Center • Provision for installation of Security System with CCTV surveillance • Master control room at infra level.

	SPECIFICATION	E10 BUILDING SUTRA	E6 GALA BUILDING - VESA AND VASTRA	ENHANCEMENT
I	**UNIT RELATED ELEMENTS**			
1	**STANDARD GALA SIZE**			
	Width	7.25 M (23'-10")	5.78 M (19')	
	Length	16.90 M (55'-6")	19.35 M (63' 6")	
	Height	5.00 M (16' 4")	5.00 M (16' 4")	retained to original
	Lower level carpet area	122.16 Sq. M (1315 Sq.Ft)	112.57 Sq. M (1211 Sq.Ft)	
2	**MEZZANINE**			
	Area	50%	30%	
	Width	7.25 M (23'-10")	5.78 M (19')	increased mezzanine area to 50%
	Length	8.45 M (27'-9")	7.345 M (24')	Half the length of gala
	Height	2.40 (7' 10")	2.40 (7' 10")	retained to original
	Total mezz carpet area	60.05 Sq. M (646 Sq.ft)	33.77 SQ M (364 Sq.ft)	
	Total Unit + Carpet Area	182.21 Sq. M (1961 Sq.ft)	146.34 Sq. M (1575.20 Sq.Ft)	
	location of staircase to mezzanine	1.5 M wide M S staircase	RCC STAIRCASE	Flexiblity in jodi gala
3	**FLOORS**	G+9	G+5	
4	**TOILETS**			
	Lower level	1 WC 1.0 M X1.2 M (3'6"X4'0") with branded plumbing fixtures and tiling	1 WC 1.2 M X1.3 M (4'0"X4'6") with branded plumbing fixtures and tiling	
	Mezzanine	1-Executive toilet 1.0 M X1.2 M (3'6"X4'0") with branded plumbing fixtures and tiling	No toilet on mezzanine	end user oriented provision
7	Pantry	Provision for pantry	No provision for pantry	
9	Electrical connected load	20 KVA load connection for each individual units	20 KVA load connection	
10	Connected fire sprinkler system	Fire sprinkler facility in Lobby & passage area and in galas	Fire sprinkler facility in Lobby & passage area and With provision for connection to each unit	
12	Build to suit option for purchase of more than one unit	prefabricated 1.5 M (5' 0") wide M S staircase.	RCC staircase provided.	Flexibiltity to reposition access to mezzanine
II	**BUILDING STRUCTURAL ELEMENT**			
1	Type of structure	Heavy super structure , as per NBC 2018 norms Structure designed with provision for G+9 floors Floor live load of 800 kg per Mt Sq Mezz loading of 500 kg per Mt Sq Terrace loading of 500 kg/sqmt with Provision of Roof Top Solar system.	Heavy super structure , as per NBC 2018 norms G+5 structure Floor live load of 800 kg per Mt Sq Mezz loading of 500 kg per Mt Sq Terrace loading of 800 kg/sqmt with Provision of Roof Top Solar system.	

	BUILDING STRUCTURAL ELEMENT			
2	Elevation of building			
	Front & back	Verticle design element with colour scheme for enhanced elevation	Verticle design element with colour scheme for enhanced elevation	
	Sides	Verticle design element with colour scheme for enhanced elevation	Verticle design element with colour scheme for enhanced elevation	
3	Docking area	Both side docking area (North and South)	Both side docking area (East and west)	
4	Lobby area	1.50 times Entrance & Landing	Optimized Entrance & Landing	
		Lobby for goods handling finished with Mirror Finished Kota flooring	Lobby for goods handling finished with Mirror Finished Kota flooring	
5	Back Yard & Surrounding Area	Concrete pavement around the building		
III	**BUILDING STRUCTURAL ELEMENT**			
1	Lift			
	Passenger lift	4 High Speed Passenger Lifts for 12 galas 20-25 passanger capacity Better Brands for better performance	4 Passenger Lifts for 30 galas 15-20 passanger capacity Better Brands for better performance	better lift to gala ratio increased capacity
	Entrance / Landing Area	1.50 times Entrance & Landing Lobby for goods handling finished with Mirror Finished Kota flooring	Optimized Entrance & Landing Lobby for goods handling finished with Mirror Finished Kota flooring	
2	Passages	2.15 M (7'0") main passages for easy goods handling 1.5 M (5' 0") clear fire passages, equivalent to normal passages	2.25 M (7'6") Main passage 1.6 M (3'0") Fire passage	better ratio of passages to gala better ratio of passages to gala
3	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	
4	Control room	Dedicated Control Room at First floor	No such provision	
5	Refuge floor	Cantilever refuge balcony on east and west side	Refuge area in gala unit	not decreasing usable area
1	Passages	2.15 M (7'0") main passages for easy goods handling better ratio of 1.5 M (5' 0") clear fire passages, equivalent to normal passages	2.25 M (7'6") main passages for easy goods handling 1.6 M (3'0") Fire passage	better ratio of passages to gala better ratio of passages to gala
2	Telecom & Data Network	Provision for Telecom & Data Network facility at ground floor in control room	Provision for Telecom & Data Network facility at ground floor in control room	
3	Lighting in passage	LED lighting in Passages & Staircase & Lobby area	LED lighting in Passages & Staircase & Lobby area	
4	Walls & Plaster	Walls in Block works	Walls in Block works	
		Both External & Internal plaster in ready mix	Both External & Internal plaster in ready mix	
5	External Paint	External weather shield Acrylic Paint	External weather shield Acrylic Paint	
6	Internal Paint	Acrylic Emlusion Paint	Acrylic Emlusion Paint	
7	Flooring in common area & staircase	Mirror Polished Kotah stone flooring with better workmenship	Mirror Polished Kotah stone flooring with better workmenship	

	SPECIFICATION	E10 BUILDING SUTRA	E6 GALA BUILDING - VESA AND VASTRA	ENHANCEMENT
IV	**ALL FLOOR SPECIFICATION**			
1	Floor to Floor	Slab height 16'-4"(5 m) inclusive	Slab height 16'-4"(5 m)	
		of slab thickness	inclusive of slab thickness	
2	Slab, Columns, Beams	R.C.C. slab to take safe Live Load of 800 kg/sq.m. UDL for Gala Buildings	R.C.C. slab to take safe Live Load of 800 kg/sq.m. UDL for Gala Buildings	
3	Flooring	Mirror Polished Kotah Stone in lobby and units	Mirror Polished Kotah Stone in lobby and units	
4	Walls	Concrete block wall 200mm (8")	Concrete block wall 200mm	
		thick with internal and external plaster	(8") thick with internal and external plaster	
5	Plumbing	24 hours water supply network,	24 hours water supply	
		C classs G I Pipes as per IS Code Rainwater pipes as per I.S. Standard	network,C classs G I Pipes as per IS Code Rainwater pipes as per I.S. Standard	
6	Drainage	Imrpoved workmanship and surface drainage system in common areas	Standard drainage system in common areas	better system
7	Staircase	RCC Staircase with Kotah stone finish for tread and risers with both side wall Dado till 4'-0" feet height	RCC Staircase with Kotah stone finish for tread and risers with only one side wall Dado till 4'-0" feet height	both side dado- hence lesser maintenance
8	Fire Escape Passage	1.50 M (6' 6") wide Clear Fire Escape Passages	1.6 M (5' 0") wide Clear Fire Escape Passages	better ratio of passages to gala
9	External Paint	External weather shield Acrylic Paint	External weather shield Acrylic Paint	
10	Internal Paint External Passage Parapet wall	Acrylic Emlusion Paint Passage Parapet wall in RCC 150 mm thk. & 1.20 M (4'0"). height	Acrylic Emlusion Paint Passage Parapet wall in RCC 100 mm thk. & 1.20 M (4'0"). height	
	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 800 kg/sqm. UDL	
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	
3	Parapet wall	1.2m ht parapat wall in block masonary plastered on both faces	1.2m ht parapat wall in block masonary plastered on both faces	
4	Solar Energy	Provision for Roof Top Solar Energy System on Terrace Slab.	Provision for Roof Top Solar Energy System on Terrace Slab.	
5	Covered terrace for use	Covered shed on which solar panel will rest hence terrace is covered	Covered shed on which solar panel will rest hence terrace is covered	
6	Electrical	Lightning Arrestor as per NBC-2016	Lightning Arrestor as per NBC-2016	
7	Water	OverHead Water Tank for Domestic, Flushing & Fire Fighting System.	OverHead Water Tank for Domestic, Flushing & Fire Fighting System.	
8	Ladder	M.S ladder for O.H tank	M.S ladder for O.H tank	

	ELECTRICAL INFRASTRUCTURE			
1	Transformer	Dedicated transformer for E10 building	Dedicated transformer for E6 building	
2	L. T. Metering	We will issue KWH meter directly to the Owner's name	We have issued KWH meter directly to the Owner's name	
3	Cable connectivity	Cable tray is provided for cabeling of entire building	Cable tray is provided for cabeling of entire building	
4	M.C.B	TPN MCB DB for each unit	TPN MCB DB for each unit	
5	Unit Design	20 KVA per unit power connection	20 KVA per unit power connection	
6	Lighting	All lobby & passages connected	All lobby & passages	
		with LED lighting All common toilets connected	connected with LED lighting All common toilets connected with LED lighting	
VII	**FIRE FIGHTING INFRASTRUCTURE**			
	Fire fighting system	Fire sprinkers in all lobby & common area and in the galas	Fire sprinkers in all lobby & common area and in the galas	end user oriented provision
		Fire Alarms	Fire Alarms	
		Smoke detectors	Smoke detectors	
		Fire hydrands	Fire hydrands	
		Fire sprinkler UGT	Fire sprinkler UGT	
		Jokey pumps & back up deisel pumps	Jokey pumps & back up deisel pumps	
		Fire towers with lift in compliance of NBC 2018	Fire towers with lift in compliance of NBC 2018	
		Fire passage on backside of all units connected to fire towers	Fire passage on backside of all units connected to fire towers	
		4th floor fire refuge as per NBC norms	4th floor fire refuge as per NBC norms	
		Entire system to get factory licenses for each unit as per NBC 2018	Entire system to get factory licenses for each unit as per NBC 2018	

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	111.44
2	Own Contribution	₹ In Lacs (20%)	22.29
3	Bank Loan	₹ In Lacs (80%)	89.15
4	Interest Rate	%	9.00%
5	Loan term	Year	10-15 Yrs.
6	Principal Moratorium		Till the time of Possession
7	Interest Moratorium		NIL
8	Monthly EMI In ₹ as below :		
	For 10 Years	₹ In Lacs	1.13
	For 15 Years	₹ In Lacs	0.90
9	Upfront Payment [9.50% of Value]	₹ In Lacs	10.59
10	GST @ 18%	₹ In Lacs	1.91
11	Stamp Duty & Registration Charges @ 5%	₹ In Lacs	5.89
	Total Upfront Payment [9+10+11]	₹ In Lacs	18.38
12	Total GST @ 18%	₹ In Lacs	20.06
13	Development & Other Charges	₹ In Lacs	6.53
	Total Value (1+11+12+13)		**143.92**

Parallel Funding Scheme

₹ In Lacs

Installments	Due (%)	Due Amount (₹)	Promotor Funding	Bank Funding
Value of Unit		111.44	20%	80%
On Completion till 1st Floor Slab	50%	55.72	11.14	44.58
On Completion of Second Floor Slab	10%	11.14	2.23	8.92
On Completion of Third Floor Slab	10%	11.14	2.23	8.92
On Completion of Fourth Floor Slab	4%	4.46	0.89	3.57
On Completion of Fifth Floor Slab	4%	4.46	0.89	3.57
On Completion of Sixth Floor Slab	4%	4.46	0.89	3.57
On Completion of Seventh Floor Slab	4%	4.46	0.89	3.57
On Completion of Eighth Floor Slab	4%	4.46	0.89	3.57
On Completion of Nineth Floor Slab	4%	4.46	0.89	3.57
On Completion of External / Internal Plaster	3%	3.34	0.67	2.67
On Possession	3%	3.34	0.67	2.67
Total	**100%**	**111.44**	**22.29**	**89.15**

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	0.08
MONTH-7	0.17
MONTH-8	0.25
MONTH-9	0.33
MONTH-10	0.42
MONTH-11	0.45
MONTH-12	0.48
MONTH-13	0.52
MONTH-14	0.55
MONTH-15	0.59
MONTH-16	0.62
MONTH-17	0.62
MONTH-18	0.62
MONTH-19	0.64
MONTH-20	0.64
MONTH-21	0.64
MONTH-22	0.64
MONTH-23	0.64
MONTH-24	0.64
Total	**9.56**

EMI Payment Plan

Particulars	EMI Amount (₹ In Lacs)
Monthly EMI	0.90
Yearly EMI	10.85
15 Year's Total EMI	162.77

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

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)	143.92	39.68%
2	Plant & Machinery with Accessories	215.88	59.52%
3	Misc. Expenditures	2.88	0.79%
	TOTAL	**362.68**	**100.00%**

B.Means Of Finance

SN	PARTICULARS	₹ In Lacs	%
1	Promoters Contribution	129.97	35.84%
2	Term Loans from Bank (Secured)	232.71	64.16%
	TOTAL	**362.68**	**100.00%**

1.2 State Government Subsidies

SN	SUBSIDIES	₹ In Lacs	Subsidy (%)
1	30% Capital Subsidy on Machinery Basic value	34.54	30%
	TOTAL	34.54	

A . State Govt. Electricity Subsidy

SN	SUBSIDIES	Rs. In Lacs	Subsidy
1	₹ 3.77 per unit for Consumer below 27 HP (5 Years)	11.69	₹ 3.77 per unit
	TOTAL	11.69	

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:**	**362.68**	**100%**
2	**Means of finance:**		
	Own contribution	129.97	36%
	Bank loan	232.71	64%
	Total	**362.68**	**100%**
3	**State Govt. subsidies**		
a	30% Capital Subsidy on Machinery Basic value	34.54	
b	₹ 3.77 per unit for Consumer below 27 HP (5 Years)	11.69	
	Total (a + b)	**46.23**	

B. Ratio Analysis

SN	PARTICULARS	₹ In Lacs	(%)
1	Subsidy on Total Project Investment (SOI)	46.23	13%
2	Subsidy on Promoter's Equity (SOI)	46.23	36%

BRANDS IN MAGUS FASHION CITY

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

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

Libra LINGERIE | Sukanya | RAJUL | Red Rine | Vamas

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 | Challenge

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



- BABUBHAI AHIR |

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



- MANISH GOEL | *Pure Source*

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