

Investment plans for best Returns

1. Proposed land-use structure

Zone	Acres	Purpose
1. Textile Manufacturing	350	Spinning, weaving, knitting, processing, garments
2. Common Infrastructure & Utilities	140	Roads, power, water, CETP/ETP, STP, solar, fire station
3. Logistics & Warehousing	70	Warehouse, distribution, truck terminal, container handling
4. Commercial & Business Zone	35	Offices, textile market, showroom, banking, retail
5. Worker Housing & Social Infrastructure	35	Hostel, housing, canteen, medical, training
6. Green Belt & Open Spaces	70	Green zone, landscaping, water bodies
TOTAL	700	

2. Suggested Investment Structure

A. Park Infrastructure

Developer/SPV investment

- Internal roads
- Drainage
- Power distribution
- Water supply
- Industrial pipelines
- CETP/ETP
- STP
- Common processing facilities
- Fire & safety infrastructure
- Solar/renewable energy
- ICT/industrial park management
- Security
- Landscaping

B. Textile Manufacturing Units

Attract multiple investors:

Spinning & Yarn

- Cotton spinning
- MMF spinning
- Recycled yarn
- Specialty yarn

Weaving & Knitting

- Air-jet weaving
- Rapier weaving
- Circular knitting
- Warp knitting

Processing & Dyeing

- Dyeing
- Printing
- Finishing
- Washing
- Digital printing

Garments

- Apparel factories
- Fashion garments
- Uniforms
- Sportswear
- Workwear

C. Home Textiles

- Industrial fabrics
- Home furnishings
- Bedsheets
- Towels
- Curtains
- Carpets

D. Logistics & Warehousing

- Central warehouse
- Cold/controlled storage where required
- Distribution centre
- Truck terminal
- Packaging centre
- E-commerce fulfilment
- Export consolidation
- Container handling

3. Investor Unit Model

Investor Category	Approx. Units
Large textile units	20
Medium units	60
Small/SME units	150
Garment units	130
Ancillary units	100
Total	460 units

These are planning assumptions, not government-approved figures.

4. Revenue Model for the Park

The project should generate revenue from several sources rather than relying only on land sales.

1. Industrial Plot / Lease Revenue

Sell or lease developed industrial plots to textile manufacturers.

2. Factory / Shed Rental

Provide ready-to-use industrial sheds for SMEs.

3. Utility Revenue

Charge for:

- Electricity distribution
- Water
- Wastewater treatment
- CETP
- Steam
- Common processing
- Solar power

4. Warehouse Revenue

Lease:

- Warehouses
- Distribution centres
- Logistics facilities
- Cold storage

5. Commercial Revenue

Revenue from:

- Offices
- Textile showrooms
- Business centres
- Retail
- Food courts
- Banking

6. Common Facility Revenue

Charges for:

- Testing laboratory
- Design centre
- R&D centre
- Training centre
- Convention centre
- Packaging centre

5. Investor Positioning

The strongest selling proposition would be:

“Invest once. Build your textile business inside a complete Fibre-to-Fashion ecosystem.”

The Park can provide:

Fibre → Yarn → Fabric → Processing → Garments → Packaging →
Warehouse → Logistics → Export

This integrated model is consistent with the Government of India's stated objective for mega textile parks: bringing spinning, weaving, processing/dyeing and garment manufacturing together to reduce logistics costs and attract investment.

Maharashtra also currently has an Integrated and Sustainable Textile Policy 2023–28, with government guidelines covering capital subsidy, Maha-TUFS and other textile-sector support.

Investment Flow

LAND & MASTER DEVELOPMENT

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COMMON INFRASTRUCTURE

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TEXTILE MANUFACTURING

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PROCESSING & DYEING

↓

GARMENTS & APPAREL

↓

PACKAGING & WAREHOUSING

↓

LOGISTICS

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DOMESTIC + EXPORT MARKETS

This makes the project attractive because investors can enter at different scales—from SME factory units to large integrated textile manufacturing plants.