

1. Project Name: Shahapur Thane Mega Textile Industrial Park Limited

2. Project Objectives

- The proposed 700-acre Mega Textile Industrial Park aims to create a world-class, integrated, and sustainable textile manufacturing ecosystem.
- The project is designed to strengthen the complete textile value chain from fibre to finished products while promoting industrial growth, investment, exports, and employment generation & Skill Development, Sustainable & Green Industrial Development, Regional & National Economic Development, Adoption of Advanced Technology.

3. Location with Connectivity Details

The proposed project location provides excellent connectivity to major highways, railways, airports, and seaports, enabling efficient transportation of raw materials, machinery, and finished textile products for domestic and export markets.

Sr. No.	Connectivity Point	Approx. Distance / Status
1	Mumbai	85 km
2	Thane	65 km
3	Nashik	70 km
4	Mumbai–Nashik Highway	Direct Connectivity
5	Samruddhi Mahamarg (Mumbai–Nagpur Expressway)	25 km
6	Shahapur Railway Station	5–10 km
7	Kasara Railway Station	20 km
8	Chhatrapati Shivaji Maharaj International Airport, Mumbai	85 km
9	Navi Mumbai International Airport (Upcoming)	80 km
10	Jawaharlal Nehru Port (JNPT), Navi Mumbai	110 km

Sr. No.	Connectivity Point	Approx. Distance / Status
11	Mumbai Port	90 km
12	Industrial Corridors	Excellent Connectivity

4. Nature of Activities Planned

The proposed 700-acre Mega Textile Industrial Park will undertake integrated textile manufacturing and supporting industrial activities covering the complete textile value chain from fibre to finished products.

Sr. No.	Activity	Estimated Production Capacity (Per Year)
1	Spinning & Yarn Manufacturing	6,00,000 MT (600 Million Kg)
2	Weaving & Knitting	2,500 Million Meters
3	Textile Processing & Finishing	2,000 Million Meters
4	Garment & Apparel Manufacturing	600 Million Pieces
5	Home Textile Manufacturing	200 Million Pieces
6	Textile Testing & R&D	As per Industry Requirement
7	Warehousing & Logistics	As per Park Requirement
8	Common Utility Services	As per Park Requirement
9	Skill Development & Training	10,000+ Persons per Year

Summary of Major Manufacturing Capacity

Product Category	Annual Capacity
Yarn Production	6,00,000 MT / Year
Fabric Production	4,500 Million Meters / Year

Product Category	Annual Capacity
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Garments & Home Textiles **800 Million Pieces / Year**

5. Number of Entrepreneurs

The proposed Mega Textile Industrial Park is expected to accommodate a large number of textile entrepreneurs ranging from MSMEs to large-scale industrial units. The park will provide ready infrastructure, common utilities, logistics facilities, and business support services to encourage investment and industrial growth.

Estimated Number of Entrepreneurs / Industrial Units

Sr. No.	Textile Segment	Estimated Number of Entrepreneurs / Units
1	Spinning & Yarn Manufacturing	20 – 25 Units
2	Weaving & Knitting	80 – 100 Units
3	Processing & Dyeing	20 – 30 Units
4	Garment & Apparel Manufacturing	150 – 200 Units
5	Home Textile Manufacturing	40 – 50 Units
6	Warehousing & Logistics	20 – 30 Units
7	Common Facility & Support Services	30 – 40 Units
Total Estimate Entrepreneurs/ units		Approx 400-500 Units / Entrepreneurs

6. Marketing Strategy

Overall Marketing Objective:

To establish **STMTIPL** as a competitive **Fibre-to-Fashion textile manufacturing hub** serving both domestic and international markets with high-quality and value-added textile products.

Marketing Area

- Domestic Market
- Export Market
- Branding & Promotion
- Customer Network
- Product Diversification
- Quality & Certification
- Competitive Advantage

7. Land Details

The proposed Park at Shahapur, Thane District, Maharashtra. The land is planned to accommodate textile manufacturing units, common infrastructure, utilities, logistics facilities, administrative areas, and green zones.

Sr. No.	Particular	Details
1	Total Land Area	Approximately 700 Acres
2	Location	Shahapur, District Thane, Maharashtra
3	Land Type	Suitable for Industrial & Textile Park Development
4	Land Use	Textile Manufacturing, Common Infrastructure, Utilities, Logistics & Green Areas
5	Topography	Mostly Plain Land Suitable for Construction
6	Connectivity	Well Connected by Road, Rail, Airport & Seaport
7	Infrastructure Potential	Availability of Power, Water, Telecom & Other Utilities

Sr. No.	Particular	Details
8	Future Expansion	Adequate Space for Industrial Growth and Expansion

8. Master Plan – Land Use Distribution

The proposed 700-acre Mega Textile Industrial Park at Shahapur, Thane is planned with a systematic land use distribution to ensure efficient industrial operations, optimum land utilization, sustainable development, and future expansion.

Proposed Land Use Distribution

Sr. No.	Land Use Category	Area (Acres)	Percentage (%)
1	Spinning & Yarn Manufacturing Zone	150 Acres	21%
2	Weaving & Knitting Zone	120 Acres	17%
3	Processing & Dyeing Zone	100 Acres	14%
4	Garment & Apparel Manufacturing Zone	80 Acres	11%
5	Home Textile Zone	50 Acres	7%
6	Warehousing & Logistics Zone	60 Acres	9%
7	Common Utilities (Power, Water, CETP, STP, Waste Management)	50 Acres	7%
8	Administrative & Commercial Zone	25 Acres	4%
9	Skill Development, Worker Amenities & Social Infrastructure	35 Acres	5%
10	Green Belt & Open Spaces	30 Acres	5%
Total	Integrated Textile Industrial Park	700 Acres	100%

9. Common Infrastructure Planned

The proposed 700-acre Mega Textile Industrial Park will be developed with world-class common infrastructure to support efficient industrial operations, sustainable development, and smooth functioning of all textile units. The common facilities will provide shared services, reduce individual investment costs, and enhance the competitiveness of the textile industries.

Proposed Common Infrastructure Component

- Site Development & Boundary Infrastructure
- Internal Road Network
- Storm Water Drainage System
- Water Supply System
- Sewerage & Effluent Treatment
- Solid Waste Management
- Power Transmission & Distribution
- Street Lighting
- Telecom & IT Infrastructure
- Warehousing & Logistics
- Common Facility Centre (CFC)
- Administrative & Commercial Facilities
- Skill Development Centre
- Safety & Security Infrastructure
- Green Infrastructure

10 Buildings for Common Facilities

The proposed Park will include various common facility buildings to support industrial operations, administration, training, research, logistics, safety, and worker welfare. These facilities will provide shared services to all industrial units, improve operational efficiency, and reduce individual infrastructure costs.

Proposed Common Facility Buildings

- Administrative Building
- Common Facility Centre (CFC)

- Textile Testing Laboratory
- Skill Development & Training Centre
- Exhibition & Convention Centre
- Warehousing & Logistics Building
- Utility Buildings
- CETP & STP Buildings
- Fire Station & Emergency Centre
- Security Buildings
- Health Centre / Dispensary
- Workers' Amenities Building
- Commercial & Service Centre
- Guest House & Visitor Centre
- Maintenance & Engineering Workshop

11. Estimated Investment in the Park

Investment Pattern

Category	Estimated Investment (₹ Crore)	Share (%)
Infrastructure & Land Development	7,300	20%
Buildings & Common Facilities	9,000	25%
Plant & Machinery	15,500	43%
Utilities, Safety & Social Infrastructure	3,200	9%
Pre-operative & Contingency	900	3%
Total Investment	₹ 36,000 Crore	100%

The proposed Industrial Park will attract substantial investment in industrial infrastructure, factory buildings, textile machinery, utilities, logistics, and common facilities. The investment will be made by the SPV, private investors, MSMEs, and large textile industries to create a world-class integrated Fibre-to-Fashion textile ecosystem.

12. Estimated Employment Generated

The proposed Mega Textile Industrial Park is expected to generate large-scale employment opportunities across the entire textile value chain, including manufacturing, logistics, utilities, administration, and support services. The project will create employment for skilled, semi-skilled, and unskilled manpower and contribute significantly to regional economic development.

Sr. No.	Employment Category	Estimated Employment
1	Spinning & Yarn Manufacturing	40,000 Persons
2	Weaving & Knitting	30,000 Persons
3	Processing & Dyeing	20,000 Persons
4	Garment & Apparel Manufacturing	65,000 Persons
5	Home Textiles	15,000 Persons
6	Warehousing, Logistics & Support Services	15,000 Persons
7	Administration & Common Utilities	15,000 Persons
Total Estimated Direct & Indirect Employment		Approx 2,00,000 Persons

Employment Category Summary

Category	Estimated Number
Skilled Workers	60,000
Semi-Skilled Workers	80,000
Unskilled Workers	60,000
Total Employment	2,00,000 Persons