1. Project Report/ DPR prepared if any. –

- GJEPC to provide DPR / PENDING

2. Financial Model of the Project in excel with proper assumptions & Projections.

- Attached

3. Brief Description about the project. –

GJEPC has formed a Special purpose vehicle (SPV), India Jewellery Park Mumbai (IJPM) to develop India’s first of its kind Gems and Jewellery park over 21.3 acre land parcel earmarked by Govt of Maharashtra in Mahape Industrial area.

The project consists of 3 blocks viz. A, B & C.

* ***Block A*** will consists of nine 14-storey buildings for Large and Medium Manufacturing units.
* ***Block*** ***B*** will consists of one 9-storey building for Small Karkhanas.
* ***Block C*** will consists of two 31-storey building for commercial spaces.

The project will provide modern infrastructure with all ancillary facilities such as

1. Common facility centres for certifications, customs, etc
2. Training and upskilling facilities for artisans
3. Banks, Canteens, Hotels nearby, recreational area, etc
4. Multipurpose halls for facilitating buyers – seller meets
5. ETP for water recycling
6. STP for waste recycling
7. Common gas chamber
8. Machine supplier
9. Power backup
10. Medical centre

4. Information regarding the Current Physical Status of the project.

- GJEPC/Pending

5. Write-up of the details of the promoters (Name, Age, Qualification, Experience in the subject Industry)

-

India Jewellery Park Mumbai is wholly owned subsidiary of The Gems and Jewellery Export promotion council.

The Gems and Jewellery Export promotion council (GJEPC) is an autonomous body sponsored by the Ministry of Commerce and Industry, Govt of India in 1966.

The GJEPC was set up to promote the Indian gems and jewellery industry and export of its products.

India Jewellery Park Mumbai is administered by following members of the committee of administration of the GJEPC. They are elected by the members of GJEPC.

|  |  |  |
| --- | --- | --- |
| Sr. No. | Name of the COA Member | Designation |
| 1 | Shri Vipul Shah | Chairman |
| 2 | Shri Kirit Bhansali | Vice Chairman |
| 3 | Shri Sanju Kothari | Director |
| 4 | Shri Mitesh Gajera | Director |
| 5 | Shri Naresh Lathiya | Director |
| 6 | Shri Dr. Nawal Agrawal | Director |
| 7 | Shri Krishna Behari Goyal | Director |

6. Write-up of the Business Plan/Model. –

- Land given on lease 99 yrs by MIDC for the purpose of developing a Gems and Jewellery Park. GJEPC though IJPM to develop the said land to create an end to end jewellery manufacturing ecosystem under one roof and provide state of the art infrastructure with ancillary facilities to manufacturers.

Units to be sold in the form of Industrial galas and commercial spaces for offices to the businesses in the gems and jewellery sector and support services providers.

7. List of the Raw material required with grade and specifications. – NOT APPLICABLE

8. List of the expected suppliers of the raw material.

* 7 & 8 – Detailed scope of work is under finalization, which is to be submitted for appointment of EPC contractor.

We are expecting the tender to be released between 22nd & 31st December 2022.

9. List of the expected customer-line.

- Expected customers would be jewellery manufacturers, diamond cutting and polishing units, banks, insurance companies, certification agencies and other such support service providers to the gems and jewellery sector.

GJEPC has over 8000 members who are all potential buyers. Further there are more than 30000 jewellery manufacturers in India.

10. Details of the manufacturing facility/Infrastructures:

A. **Land**:

a. Total Area of the land used for the project.   – 86,053 sq mt

b. Layout Plan. – GJEPC/Pending

c. Land is purchased or on lease.

- Land is on 99-year lease from MIDC

d. Current status/utilization of the land. – GJEPC/Pending

e. Address of the Unit

- Plot No EL 237, TTC Industrial Area, Mahape, Navi Mumbai, Maharashtra – 400 705

f. Google coordinates of the location.

- Latitude - 19.102821549052074, longitude - 73.02982075422459

**19°06'10.2"N 73°01'47.4"E**

g. Attach sale deed. - GJEPC/Pending

B. **Building**:

a. Total Area proposed for the Building. - Total Built-up area 52,61,622 sq ft

|  |  |
| --- | --- |
| **Area Statement** | **Built up area(Sq. Ft)** |
| Industrial and commercial area | 37,94,501 |
| Common Amenities | 9,580 |
| Basement | 14,57,541 |
| **Total** | **52,61,622** |

b. Layout/ Site plan. GJEPC/Pending

c. Site Map Approval/Sanctioned. GJEPC/Pending

d. Details of the contractor/consultant engaged. To be finalised as mentioned in Pt 7 & 8

e. Attach agreement with contractor. – Agreement to be executed after finalisation

C. **Plant & Machinery**:

a. List of proposed equipments as per below heads: - N/A

• Serial Number

• Equipment name

• Manufacturer name

• Specification/capacity

• Expected Landed Price

• Current status of the order

b. Kindly Attach Bills/ Invoices/ Purchase Order/ Any agreement with the

suppliers/ Quotations. - N/A

c. Is Project is implemented through any EPC consultant? If yes then Details of the same like Name of the consultant, its website. Attach EPC consultant contract. –

**To be finalised as mentioned in Pt 7 & 8**

11. Total proposed project cost with break-up and Means of financing thereof.

|  |  |
| --- | --- |
| **COST OF PROJECT** | **INR Crores** |
| LAND & APPROVAL COST | 250 |
| CONSTRUCTION COST | 1195 |
| ADMIN, SALES, MARKETING AND OTHER COSTS | 141 |
| GST on Cost | 241 |
| ***Total*** | **1827** |
| **MEANS OF FINANCE** | **INR crores** |
| PROMOTER CONTRIBUTION / CAPITAL | 130 |
| TERM LOAN | 500 |
| COLLECTION FROM SALES (incl GST) | 1197 |
| ***Total*** | **1827** |

Note : Total project sales value is INR 2480 cr (incl GST).

12. List of statutory approvals required to be obtained with its status as per attached format in Annexure xx (Kindly attach copy of approvals status). GJEPC/Pending   
13. Any market study performed at your end during planning of the product. - GJEPC/Pending   
14. Details of the product with its specification (Product with capacity to be built up and processes you are planning to adopt). Attach a few product photographs too. N/A  
15. Detailed List of workforce planned (skilled, semi-skilled, and Unskilled). N/A  
16. Completion schedule of the Project (List down high level milestones and to be achieved date, COD) as per attached format in Annexure xx. – Annexure not provided