



THE **PREMIER** DESTINATION

IJP

INDIA JEWELLERY PARK MUMBAI

VISION

Unlocking India's Potential

To develop a world-class Jewellery Park to enhance our global competitiveness and contribute towards the development of Maharashtra and India by attracting an investment of over **Rs.14,000 crore** and generate employment opportunities for more than 1 lakh people.

Create an end-to-end jewellery manufacturing ecosystem under one roof

Provide state-of-the-art infrastructure with all ancillary facilities, a skilled workforce and a conducive business environment to manufacturers.

Support MSMEs to create more job opportunities in the employment-intensive gems and jewellery sector.



THE FUTURE BEGINS HERE

Block **A**

Large & Medium Manufacturing Units

Units from **2,672 sq ft to 5,273 sq ft**
carpet area with a total of **23 lakh+ sq ft** area available

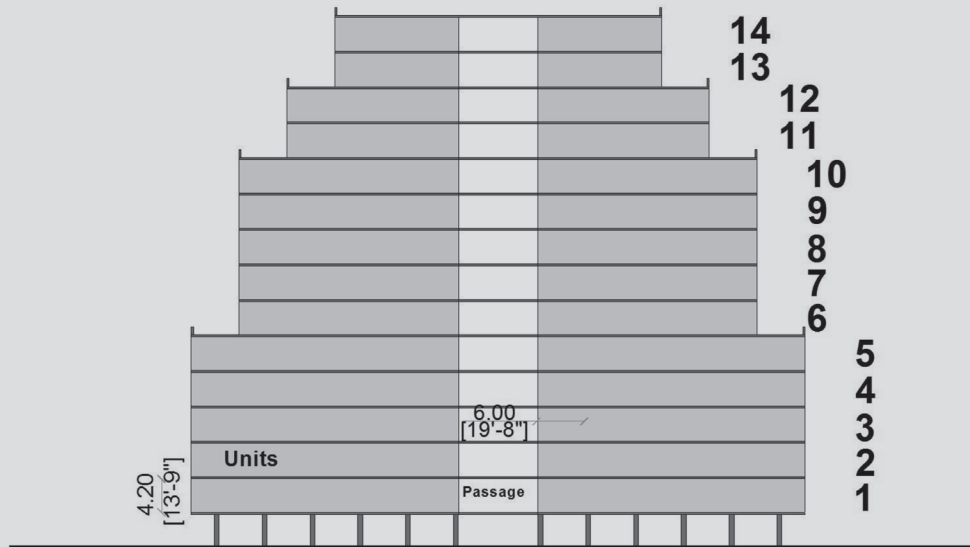
9 interconnected buildings of
ground + 14 floors

Block **B**

Small Karkhanas

Units from **413 sq ft to 621 sq**
ft carpet area with a total of
3 lakh+ sq ft area available

1 building of ground + 9
floors

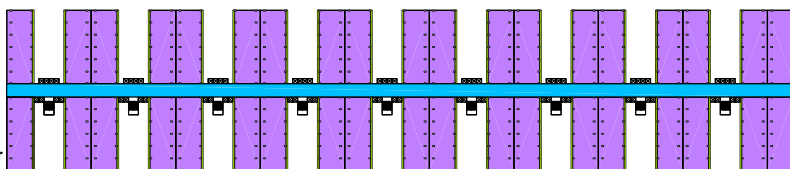


Block A



Unit Size Rera Carpet

5,273 Sq.Ft.
38 Units @one Floor

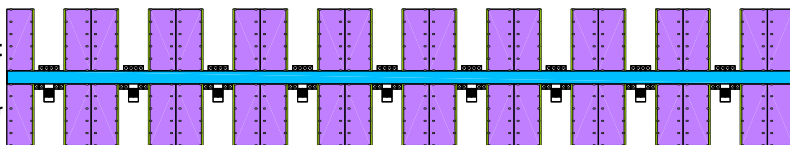


Typical Floor Plan
1st to 5th Floor



Unit Size Carpet

4,429 Sq.Ft.
38 Units @one Floor

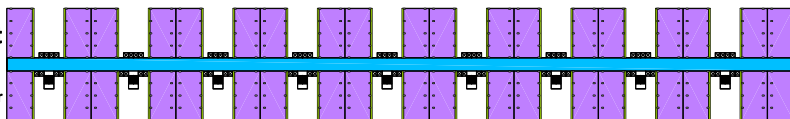


Typical Floor Plan
6th to 10th Floor



Unit Size Carpet

3,550 Sq.Ft.
38 Units @one Floor



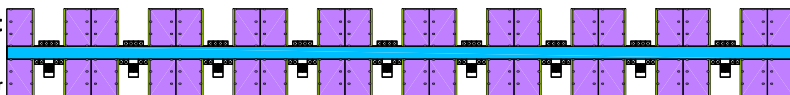
Typical Floor Plan
11th & 12th Floor



Unit Size Carpet

2,672 Sq.Ft.

38 Units @one Floor



Typical Floor Plan
13th & 14th Floor

Conceptual Master Plan Block A, B & C



The Great Transformation

State-of-the-Art Facilities

Shared common facilities – ETP, STP, Gas Bank Room, Emergency power back-up	Fixed parking allotted with ample of guest parking
Advanced Security & Safety Features	Common air-handling gas chamber
Built by a leading tier-A construction firm	ETP for water recycling
Car parking as per MIDC norms with ample guest parking	STP for waste recycling
Housing sourcing offices of large retailers	Common gas chamber
Commercial , Industrial and <i>karigars</i> under one roof	Food supplier/Canteen (common for all blocks)
Banks, Canteens, Hotels nearby, Recreational area, etc.	Machine supplier (common for all blocks)
Multi-purpose halls for facilitating buyer-seller meets	Essential back-up electric supply in case of power failures
	Other statutory equipment supplies
	Common area security systems





Excellent Government Support

Direct Lease is being signed with MIDC for land acquisition

Single-Window Clearance for government approvals

Support for development of low-cost residential facilities for workers in the vicinity

Expected list of incentives under discussion with the government for units to include inter alia concessions on property tax, electricity duty and power tariff, industrial promotion subsidy, employee related subsidy

In addition, eligible units can claim incentives under the Maharashtra Industrial policy and the MSME policy, as applicable

Competitive Pricing

Real estate rate in Navi Mumbai is much lower than in Mumbai

Units between **Rs.7,000 and Rs.7,500 per sq ft** RERA carpet area, including parking as per MIDC norms

BLOCK 'A' DETAILS

Unit	# Units	# Sq. Ft.	Rate*
13 th to 14 th Floor Karkhana Type 4	76 Units	2,672 Sq. Ft.	INR 7,100 per Sq. Ft.
11th to 12th Floor Karkhana Type 3	76 Units	3,550 Sq. Ft.	
6th to 10th Floor Karkhana Type 2	190 Units	4,429 Sq. Ft.	INR 7,250 per Sq. Ft.
1st to 5th Floor Karkhana Type 1	190 Units	5,273 Sq. Ft.	INR 7,400 per Sq. Ft.

* The rates are indicative and may vary during the time of booking. Actual cost may change once all project elements are finalized or negotiated.





Booking Terms & Payment Schedule

Entire project shall be under construction-linked payment system

Units between **Rs.7,000 – Rs.7,500 per sq. ft.** RERA carpet area, including parking as per MIDC norms

Booking amount shall be 10% of the total value of the unit



Location & Connectivity

ADVANTAGE MUMBAI

Mumbai, the financial hub of India, is the largest exporter of gems and jewellery, accounting for \$22.6 billion or 63.6% of the total gems and jewellery exports

SEEPZ, Mumbai, alone caters to a quarter of jewellery exports to the USA, the world's largest jewellery consumer

The city of dreams is one of the foremost centres for diamond trading in the world, accounting for 90% of India's total diamond exports

Some of the key gems and jewellery hubs such as Zaveri Bazaar, Bharat Diamond Bourse, and SEEPZ are located in Mumbai



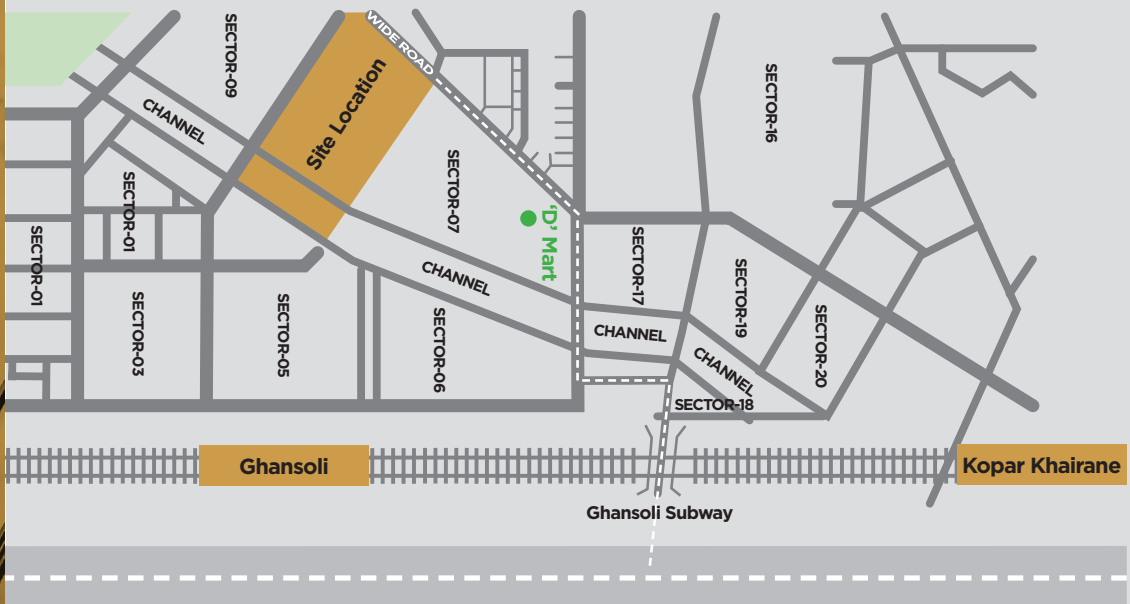
Zaveri Bazaar to IJPM - **50-minute** drive



New Mumbai Airport - **30-minute** drive



Koparkhairane, Ghansoli, Mahape Station - **10-minute** drive





LEGAL DISCLAIMER

The details mentioned in this brochure are tentative and are subject to change at the sole discretion of IJPM or competent authorities in the interest of the project. The image used in the brochure includes designer impressions. This brochure does not constitute an offer and / or contract of any nature whatsoever. This brochure is not a legal document. It only describes the conceptual plan to convey the intent and purpose of the project. The proposal for the offer is for industrial units only. The illustrations and pictures are only for representational purposes and do not constitute any representation of any nature with regard to the project. No offer is to be made basis the illustration and pictures in the advertisement, brochure and pamphlets.

ABOUT GJEPC & IJPM

The Gem and Jewellery Export Promotion Council (GJEPC) is an autonomous body set up by the Ministry of Commerce and Industry, Government of India (GoI) in 1966. It represents the interests of more than 7450 members across India. Its role has been to:

- Promote Gems & Jewellery Manufacturing, Retail and Export
- Connect government and trade
- Spread education, bolster innovation and infrastructure
- Look after health and well-being aspects of the Karigar community

GJEPC formed a Special Purpose Vehicle (SPV), India Jewellery Park Mumbai (IJPM) to develop India's first-of-its-kind Gems and Jewellery Park over a 21.3-acre land parcel earmarked by Government of Maharashtra in Mahape Industrial Area.

The background of the entire page is a photograph of a modern, brightly lit interior space, likely a lobby or exhibition hall. The walls are covered in large, light-colored marble tiles with prominent grey veining. The ceiling is a grid of white panels with recessed circular lights. In the foreground on the left, there is a curved wooden reception desk. In the background, several people are visible: two men in business attire walking towards the camera, a man sitting on a large, curved wooden bench reading a book, and another man standing further back. Informational displays are visible on the walls, with one titled 'RESPONSIBILITY' and another 'LEADERSHIP'.

IJP

INDIA JEWELLERY PARK MUMBAI

CONTACT DETAILS

SITE ADDRESS:

India Jewellery Park, Mumbai
Plot No. EL 237, TTC Industrial
Area, Mahape Navi Mumbai,
Maharashtra - 400 705

OFFICE ADDRESS:

India Jewellery Park, Mumbai
C/o THE GEM & JEWELLERY
EXPORT PROMOTION COUNCIL
D2B, D-Tower, West Core Wing,
Bharat Diamond Bourse,
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Bandra (E), Mumbai - 400 051
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