



# Maharashtra Industrial Development Corporation

A Government of Maharashtra  
Undertaking



॥ उद्यमात् सकल समृद्धिः ॥



**Request for Expression of Interest for  
Lease of plots in Kaudgaon Technical  
Textile Park, District Dharashiv,  
Maharashtra**

## NOTICE

**Inviting Expression of Interest for lease of plots for setting up technical textile units at Dharashiv Technical Textile Park, Dharashiv, Maharashtra on 95 years of registered lease deed**

**Name of Project:** Dharashiv Technical Textile Park, Dharashiv, Maharashtra

**Location:** Kaudgaon, Dharashiv, Maharashtra

**Area:** 449 Acres (Status - Planned)

**Last date of receipt of EOI:** 17<sup>th</sup> September 2025

MIDC - Dharashiv Technical Textile Park, located in Kaudgaon, Dharashiv, Maharashtra, is inviting expressions of interest for leasing plots to establish technical textile manufacturing units within the park. The lease period offered is 95 years, documented through a registered lease deed. Interested parties can submit their proposals to "Udyog Sarathi", Marol Indl. Area, Mahakali Caves Road, Andheri (East), Mumbai – 400 093.

For further inquiries, please contact the Office of General Manager

Marketing via email at [gmmarketing@midcindia.org](mailto:gmmarketing@midcindia.org)

Application is available on website: [www.midcindia.org](http://www.midcindia.org)

# 1 Abbreviation

Applicants	Private Ltd. Firm or Public Ltd. Firm
MIDC	Maharashtra Industrial Development Corporation
EOI	Expression of Interest
REOI	Request for Expression of Interest
CPC	Core Processing Centre
DPR	Detailed Project Report
MSME	Micro, Small and Medium Enterprises
ETP	Effluent Treatment Plant
ZLD	Zero Liquid Discharge
SH	State Highway
NH	National Highway
CFC	Common Facility Centre

## 2 Expression of Interest

### 2.1 Introduction of the Project

The technical textile industry plays a crucial role in bridging various sectors, offering significant potential for India's development. Unlike traditional textiles, technical textiles focus on performance and functionality, serving industries such as construction, agriculture, aerospace, automotive, healthcare, and protective gear. The market, segmented into 12 categories based on application, highlights the versatility and growing importance of technical textiles across diverse industries. With a global market value of USD 212 billion in 2022, it is projected to reach USD 274 billion by 2027, growing at a CAGR of 5.2%. The Asia-Pacific region, particularly India, is expected to experience the fastest growth, driven by demand in healthcare, automotive, construction, and industrial sectors.

India ranks fifth globally in technical textiles, with a production value of USD 19.49 billion and imports of USD 2.46 billion in 2021-22. The government aims to accelerate growth to 15-20% annually over the next five years. Maharashtra plays a pivotal role, contributing over 10% of India's textile production and hosting the largest number of cotton textile mills. The state has established 11 exclusive textile parks and four Centers of Excellence, focusing on Agrotech, Sportech, Non-wovens, and Geotech. The Maharashtra Integrated and Sustainable Textile Policy 2023-28 aims to enhance cotton processing capacity, infrastructure, technology upgrades, and investment, with incentives for technical textile parks.

The Dharashiv Technical Textile Park, located near Dharashiv city, spans 449 acres and benefits from excellent road and planned rail connectivity. Strategically positioned near cotton-producing districts and potential investors, the park offers incentives under Maharashtra's new textile and industrial policy, including subsidies on fixed capital investment, green production initiatives, and the development of Common Facility Centers. Despite its advantages, current infrastructure and connectivity may hinder investment. The Maharashtra government aims to develop Dharashiv as a key hub for technical textiles, leveraging its location and policy support to attract investment and enhance export competitiveness.

## 2.2 Objectives of the Project:

- Establishing a robust technical textile ecosystem by connecting manufacturers, suppliers, and end-users to enhance market access and industry collaboration.
- Promoting innovation and technological advancement in technical textiles to maximize product performance and minimize production inefficiencies.
- Boosting local manufacturing capabilities and reducing import dependence by developing domestic capacity for high-performance fibers and specialized textile products.
- Creating employment opportunities and fostering skill development in the technical textile sector, particularly in the Dharashiv region.
- Developing state-of-the-art infrastructure within the Dharashiv Technical Textile Park to support the establishment of modern technical textile manufacturing units, with a focus on sustainable and green production practices.
- Enhancing export competitiveness by improving logistics and connectivity, thereby facilitating the growth of technical textile exports from the region.

## 2.3 Purpose of REOI:

MIDC is offering plots on a 95-year lease for the establishment of technical textile manufacturing units in the Dharashiv Technical Textile Park, located in Dharashiv, Maharashtra. This initiative aims to promote the development of a robust technical textile ecosystem, leveraging the strategic advantages and policy incentives available in the region.

## 2.4 Interested Parties:

MIDC invites Expression of Interest from various types of business entities, including Individuals, Proprietorship Firms, Partnership Firms, Private Limited Companies, Public Limited Companies, Corporations, Cooperatives, Self Help Groups (SHGs), Farmer Producer Organizations (FPOs), NGOs, Central/State PSUs, and other business concerns, for the establishment of technical textile manufacturing units. Interested parties should submit their EOI in the prescribed format provided in Annexure-I of this



Request for Expression of Interest (REOI). The EOI should be sent to the "Udyog Sarathi", Marol Indl. Area, Mahakali Caves Road, Andheri (East), Mumbai – 400 093 before the specified deadline mentioned in section 3.7 of the REOI. Please note that MIDC reserves the right to accept or reject any EOI at any stage without providing any reasons.

## 3 Guidelines for EOI

### 3.1 Introduction to EOI:

MIDC invites proposals from reputed organizations or start-ups in the technical textile sector, either as Individual Applicants or as a Consortium, to lease out plots in the Dharashiv Technical Textile Park on a long-term lease basis. MIDC will provide a Core Processing Centre (CPC) along with basic enabling infrastructure and required utility services to an Agency or leased out plots on a rental basis. Proposed facilities are being developed to function as common processing facilities for the manufacturing units in the Dharashiv Technical Textile Park.

### 3.2 Enquiries and Clarifications:

Enquiries of the applicants, if there are any, shall be addressed to:

"Udyog Sarathi", Marol Indl. Area,

Mahakali Caves Road,

Andheri (East), Mumbai – 400 093

Tel: 022-47488312/47484699/47484679

Email: [gmmarketing@midcindia.org](mailto:gmmarketing@midcindia.org)

Website: [www.midcindia.org](http://www.midcindia.org)

### 3.3 How to Submit EOI

EOI shall be enclosed in a sealed envelope and shall be marked as "Expression of Interest for Lease of

Plots at Dharashiv Technical Textile Park, Dharashiv, Maharashtra.

- (a) EOI is to be filled and submitted as per the format given in Annexure-I.
- (b) The EOI should be accompanied with a statement of relevant financial information provided in the form of Audited Annual Financial Statements of the respondent for last three years, i.e., FY2023-24, FY2022-23 and FY2021-22.
- (c) Certificate of incorporation/ registration of the applicant firm, Memorandum and Articles of Association in case of Company/ Bye laws of the Society, Co-operative, Self Help Group/ Registered partnership deed, etc.
- (d) Detailed Project Report (DPR)
  - Introduction
  - Promoter's Profile
  - Constitution of the Company/ Firm: Proprietary, Partnership Firm, Pvt. / Public Ltd., etc.
  - Registration details – Registration of Company, Partnership firm, Society, Charitable Trust etc.
  - Existing Business of the Promoters & the details thereof
  - Details of the products with capacities per day in Nos. /Metric tons/ Meters
  - Details of raw materials with required quantity
  - Project cost details with expenditure on land, land development, building, plant and machinery, electrification, technical know-how, utilities, other fixed assets, preliminary & pre-operations, contingencies etc.
  - Work Plan
  - Financial Analysis – Cash flow, fund flow, profitability, breakeven & Ratio analysis, debt servicing etc.
  - Details about proposed technology.
  - Pollution control measures
  - Environment Management Plan

### 3.4 Allotment Price

The final Allotment Price will be arrived at by the addition of Land cost, Infrastructure development cost, and Administration/financing costs with frontage charges and other adjustments.

MIDC reserves the right to use information received in the EOIs for further development of the project. Mere act of submitting an EOI, however, shall not confer any right on the parties to preferential treatment at the subsequent selection stage.

### 3.5 Amendments

At any time prior to the deadline for submission of EOI, MIDC may, for any reason, whether at its own initiative or in response to clarifications requested by any Interested Party, modify the REOI document by the issuance of addendum/ corrigendum. Any addendum / corrigendum thus issued shall be part of the REOI and shall be posted on the “tenders” section of MIDC website: [www.midcindia.org](http://www.midcindia.org).

Participants desirous of getting notified of such corrigendum/ addendum through email may send a request through email to [gmmarketing@midcindia.org](mailto:gmmarketing@midcindia.org)

### 3.6 Important Timelines

S. No.	Milestones	Envisaged Schedule
1	Start date for downloading the REOI	18-06-2025
2	Pre- EOI Meeting	26-06-2025
3	Last date for receiving Queries/clarifications	04-07-2025
4	MIDC responses on queries	15-07-2025
5	Last Date for submission of EOI	17-09-2025

To enable MIDC meet the target dates, Interested Parties are requested to respond expeditiously to clarifications, if any, requested during the process. MIDC will adhere to the above schedule to the extent possible. MIDC, however, reserves the right to modify the same. Intimation to this effect will be posted on the Official Website: [www.midcindia.org](http://www.midcindia.org).



### 3.7 Site Visit and Survey

Interested Parties may, prior to submitting their EOI, visit the Dharashiv Technical Textile Park and its surroundings at their own expense and obtain and ascertain for themselves, at their own responsibility, all technical data, market data, and any other information necessary for preparing their EOIs, inter alia, the actual nature and conditions at the site, availability of materials, stores, labor, probable sites for labor camps, etc., after taking into account the local conditions, traffic restrictions, obstructions in work, if any, etc.

## 4 Project Information

### 4.1 Project location and Area details:

The Dharashiv Technical Textile Park, located 13 kms from Dharashiv city (Kaudgaon), is planned to be developed across an area of 449 acres. The park benefits from excellent road connectivity via NH 52 and SH 65 and has planned rail connectivity including a siding to Mumbai Port. Its proximity to upcoming multi-modal logistics parks in Pune and Nashik further enhances its logistical advantages. In terms of infrastructure, the park will have access to electricity from an MSDDL 33/11 KV sub-station located nearby, with a 50 MW solar park of MAHAGENCO in proximity. Gas availability is ensured through a Reliance gas pipeline adjacent to the park, and water will be supplied from the Ujani Dam, with a provision for 2 MLD. The Maharashtra government has identified Dharashiv as a key hub for technical textiles, and a site visit and roundtable discussion were held in February 2024 to promote the park, with MIDC playing a central role in its development. Dharashiv's location in the Marathwada region, classified as Zone 2 under the Maharashtra Textile Policy, provides a significant advantage in terms of higher capital subsidies compared to more developed zones.

Units within the Dharashiv Technical Textile Park can benefit from the incentives offered under Maharashtra's new textile and industrial policy. These include subsidies on fixed capital investment for the Marathwada region, and schemes such as Maha-Technology Upgradation Fund Scheme,



Electricity subsidies. The policy also supports green and sustainable production through capital subsidies on initiatives like Zero Liquid Discharge (ZLD) plants, Effluent Treatment Plants (ETPs), steam generation plants, recycling projects, and solar energy projects. Furthermore, the state will assist in the development of Common Facility Centers (CFCs) within the park. Dharashiv offers several strategic advantages for establishing a technical textile manufacturing hub. It enjoys the maximum benefits under the state's new textile and industrial policy and is located in proximity to existing textile clusters and potential investors. Its connectivity to cotton-producing districts like Dhule, Jalgaon, and Aurangabad via NH 52 provides a ready source of raw materials. The planned rail siding to Mumbai Port is a crucial infrastructure development that will significantly enhance its export competitiveness by reducing transportation costs and improving logistics. MIDC's facilitation and the potential for discounted rates on utilities like power and water further enhance its attractiveness. Additionally, Dharashiv's classification as an aspirational district could unlock additional benefits and priority under various government schemes.

## 4.2 Textile Park Features:

- **Holistically planned ecosystem:** The Dharashiv Technical Textile Park is designed to facilitate seamless integration between commercial and social elements of industrial clusters, complemented by large open and green areas. This approach aims to create a balanced environment that supports both industrial activities and community well-being.
- **Enhanced competitiveness:** The park offers developed plots with quality infrastructure and access to common facilities, which help reduce the cost of operations and enhance competitiveness for businesses operating within the park.
- **Exclusive Common Facility Centre:** The park includes a Common Facility Centre (CFC) that provides essential services such as Effluent Treatment Plants (ETPs), Zero Liquid Discharge (ZLD) systems, steam generation plants, recycling projects, and solar energy projects. These facilities support sustainable production practices and

operational efficiency.

- **Quality infrastructure:** The park ensures quality infrastructure with water supply at the doorstep, telecom and IT infrastructure, and wide access roads for seamless movement inside the park. It also includes environmental infrastructure like solid waste and effluent treatment facilities that meet statutory norms.
- **Research & Development and Skill Development centre:** The park features a research and development centre along with a skill development and training centre. These facilities provide continuous and timely inputs for enhancing efficiency and ensuring the availability of skilled personnel, supporting the growth and innovation in the technical textile sector.

### 4.3 Park Infrastructure:

S. No	Infrastructure	Facilities/ utilities
1.	Core Processing Infrastructure - Common Facilities	<ul style="list-style-type: none"> <li>• Common Facility Centre (CFC)</li> <li>• Effluent Treatment Plants (ETPs)</li> <li>• Zero Liquid Discharge (ZLD)</li> <li>• steam generation plants,</li> <li>• recycling projects</li> <li>• solar energy projects</li> </ul>
2.	Enabling Infrastructure	<ul style="list-style-type: none"> <li>• Water supply system</li> <li>• Central Effluent Treatment Plant (CETP)</li> <li>• Power Distribution System:</li> <li>• Telecom and IT Infrastructure</li> <li>• Wide Access Roads</li> <li>• Parking Area</li> </ul>

S. No	Infrastructure	Facilities/ utilities
3.	Non-core infrastructure	<ul style="list-style-type: none"> <li>• Admin Block</li> <li>• Training Centres</li> <li>• Security Block</li> <li>• Central Canteen</li> <li>• Health Centre</li> <li>• Park Sales Office</li> <li>• Parking Sheds</li> <li>• Toilet Blocks</li> <li>• Fire Station</li> <li>• Staff Quarters</li> </ul>
4.	MSME-Factory Buildings	<ul style="list-style-type: none"> <li>• Plug and play infrastructure designed for MSMEs, providing ready-to-use factory spaces.</li> </ul>

## 5 Annexure-I: Application for Submission of EOI

Name of the Firm (s)	
Address for Communication	
Contact Person (s)	
Email id	
EMD Details	
Company Registration Number (CIN) & Date of Registration	
Business Details (Please attach a write-up on core operation of your business along with information on production capacity, storage capacity, capacity utilization, as applicable)	
Financials of the Firm (Please attach the copies of the Audited Annual Financial Statements of the applicant for last three years)	
Land Required (Sq. meter)	
Electricity Required (KW)	
Water Required (KLPD)	
Utilization of Core Processing infrastructure (CPC) and Utilities on a rental basis <ul style="list-style-type: none"> <li>• Warehouse</li> <li>• Cold Storage</li> <li>• Sorting Grading Line</li> <li>• IQF</li> <li>• Ripening Chamber</li> <li>• Testing Lab</li> <li>• Boiler</li> <li>• Refrigerated Truck</li> </ul> Other	

