



INDIA / भारत

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चर्म निर्यात परिषद

Council for Leather Exports

(वाणिज्य और उद्योग मंत्रालय, भारत सरकार द्वारा प्रवर्तित)

(Sponsored by Ministry of Commerce and Industry, Government of India)

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28th August 2025

To: Members of the Council

Dear Sirs / Madam,

Sub: MIDC proposes to establish Leather, Footwear & Accessories Cluster at Khardi, Thane District, Maharashtra – Submission of Expression of Interest (EOI) – reg.

The **Maharashtra Industrial Development Corporation (MIDC)** is developing a state-of-the-art Leather, Non-Leather Footwear & Accessories Cluster at Khardi, District Thane on 150 acres of Land on 95 years lease. The proposed cluster enjoys excellent connectivity - Khardi railway station is located just 4 km from the site, and Mumbai is only a 1 hour 30-minute drive away. Nhava Sheva Port is also within similar distance. With the ongoing construction of a six-lane road, travel time to Mumbai, as well as Nhava Sheva Port will be further reduced, significantly enhancing logistics efficiency.

This integrated industrial park will offer world-class infrastructure, strategic connectivity to ports, airports, and railway stations, and unmatched policy incentives. The original land cost with **basic infrastructure is valued at ₹2.40 crore per acre**; however, the Government of Maharashtra is offering it at **₹1.14 crore per acre an unprecedented discount of nearly 60%** making this a highly attractive investment opportunity.

In addition, the Maharashtra Leather & Footwear Policy 2025 scheduled for approval by mid-September offers benefits unmatched by any other state, including:

- Capital Subsidy – up to 120% of Fixed Capital Investment under Special Incentives for Integrated Parks
- Interest Subvention for working capital and term loans
- Production Linked Incentives (PLI)
- Employment-linked subsidies
- Reimbursement for participation in international fairs & trade shows
- Stamp Duty and Electricity Duty exemptions
- Power tariff subsidies
- Export promotion support and global market access initiatives

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To strengthen the investment ecosystem further, the Government of Maharashtra will also develop world-class common infrastructure in the cluster, including:

- Common Facility Centre (CFC) with CAD/CAM, testing labs, incubation & prototyping
- Design Studio for product innovation, trend forecasting, and brand development
- Skill Development Centre for workforce training and certification
- CFTI Chennai's Extension Centre proposed for specialized footwear training & R&D

We believe this is a once-in-a-generation opportunity to invest in a cluster that combines **premium infrastructure, substantial cost advantages, and long-term policy support**. We invite you to express your interest in securing land or plug-and-play (Only for 1000 sq ft Galas) manufacturing units within this cluster.

Kindly find enclosed the Expression of Interest (EOI) format for your consideration.

Steps to Submit the EOI Application: -

- (a) The cost of land will be ₹1.14 crore per acre plus ₹3 lakh per acre towards SPV charges, **Total 1.17 crore per acre.**
- (b) Allotment recommendation will be made by the SPV to the MIDC on a first-come, first-served basis.
- (c) The EOI must be submitted along with a non-refundable cheque of:
 - a) ₹2,00,000 per acre for EOIs of more than 1 acre, or
 - b) ₹1,00,000 per application for EOIs of less than 1 acre.
- The cheque should be drawn in favour of "Council for Leather Exports" and submitted to the CLE Mumbai office.
- **The last date for submitting the EOI is 11th September 2025. However, it is preferred that applications be received within 7 days of receipt of this circular,** as there is significant demand from the domestic industry. Our first priority is to establish an export-oriented park with all exporters under one roof; however, in the event of receiving a limited number of applications, the opportunity will be opened to the domestic industry after the initial 7-day period.
- A scanned copy of the EOI should be emailed to cleb@cleindia.com with a copy to CLE HO at cle@cleindia.com

Some salient features to keep in mind while submitting your EOI Application:

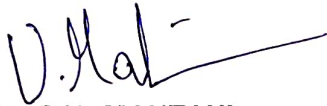
1. The minimum plot allotment will be 0.25 Acres with priority for plot size of above 1 acre.
2. While this project is being sanctioned as an Export Park, we have negotiated with the Government to allow all our ancillary industries as well as domestic footwear producers as well.
3. MIDC foresees the ability to provide us the land on Ready to Begin Construction Basis, i.e. Water, Power, Construction Quality Roads between March' 26 to June '26 with completion of all Roads, Sewage and other Facilities before End 2026.

4. As per MIDC rules, in case an allottee does not construction at least 40% of the Plot area and commence operations within 2 years, MIDC shall be entitled to take back the plot and re-allot the same. We have negotiated with MIDC to increase this period to 3 years.

5. The plots will be allotted on lease basis for 95 year's period.

We look forward to your active participation in shaping Maharashtra into India's premier leather and footwear manufacturing hub.

With warm regards

A handwritten signature in blue ink, appearing to read 'V. Mahtani', with a long horizontal stroke extending to the right.

VIKAS M. MAHTANI
Regional Chairman (West)