

CHAPTER-II

PROFILE OF M.I.D.C. INDUSTRIAL ESTATE, KUDAL

2.1 Introduction:

In the five years planning programme of India, the subject of Industrial Estate has got prominent position. The programme of Industrial Estate initially started in India by Small-scale Industries Board in order to develop small-scale industries.

It was claimed to be an important method of fostering the development of the small industrial enterprises, rural industrialization and decentralization of industrial development. The programme of industrial estates started towards the end of the First Five Year Plan and has occupied a prominent position in all subsequent development plans. Rapid industrialization was the strong urge behind the establishment of the Industrial Estates all over the country. The growth of the small-scale industries in the past four decades has been deliberately and carefully sponsored through a set of policies. Since independence, attempt has been made to build infrastructure for small-scale sector and provide finance and other fiscal incentives, all of which have given a push to the growth of small industries.

In the promotional policy for small-scale enterprises, government of India has decided to use industrial estate as an instrument for promotion of small scale enterprises because small-scale industries play very important role in planned industrialization of India. Industrial

estate provides organized location to industrial units so that these units can avail themselves of economies of scale.

2.2 Maharashtra Industrial Development Corporation:

The Maharashtra Industrial Development Corporation has been put in charge of all 68 of the industrial estates in the state. It was set up on the 1st August 1962 under the provision of Maharashtra Industrial Development Act 1961, with a view to promoting and assisting growth and development of industries all over the state. The main objective of M.I.D.C. is to achieve balanced industrial development of the entire state with particular emphasis on the development of the industries in the developing parts and for this purpose provide at various locations in each district of the state, basic infrastructure in the form of developed plots, roads, water supply, drainage and common facilities to facilitate entrepreneurs in setting up any industry with ease and speed. For the pricing purposes, M.I.D.C. has divided the state into four groups according to which the rates vary. All developed areas are grouped under 'Group A', the fairly developed are as 'Group B' and 'Group C' refers to less developed areas and 'Group D' as least developed areas. Kudal has come under the 'Group D' as least developed area.

2.2.1 Important Activities of M.I.D.C.:

- (a) To provide developed plots with clear titles to entrepreneurs for setting up their industries in such plots and also to provide plots for industrial housing and common facilities.

- (b) To provide basic infrastructure in industrial areas like roads, water supply drainage, street light etc..
- (c) To provide facilities/amenities such as built-up accommodation for banks, post offices, telephone/telex exchange, police station, fire station, Employees State Insurance Scheme, hospitals, dispensaries, canteens, shops etc..
- (d) To make special efforts for encouraging technicians, small scale entrepreneurs, by providing readymade sheds/Galas in various industrial areas and help them in setting up their own industries.
- (e) To provide industrial housing by construction of residential buildings.
- (f) To establish major water supply schemes for helping industrial and urban growth.
- (g) To undertake on behalf of the government/semi-government agencies, projects on deposit contribution basis, since M.I.D.C. has acquired expertise in expeditious implementation of different types of projects, for example, development of film-city

2.3 Profile of M.I.D.C. Kudal Industrial Estate:

According to the government policy, Maharashtra Industrial Development Corporation established Kudal Industrial Estate in 1972.

The estate is located in the area of the village Panchayat of Kudal, Pinguli and Nerur. This industrial estate is known as 'Kudal Industrial Estate', as it is only two Km. away from Kudal city.

The total area planned for development in the estate is 275.65 hectares. Out of this 10.72 hectares have been kept as an open area and 4.75 hectares have been kept as reserved. At the end of March 1990, 220 plots are developed with shades and out of this 138 plots are allotted. All the plots are given to the plot holders on a lease basis. According to the rule of M.I.D.C., it normally executes an agreement of lease, which is like a licence to enter upon the land. After substantial utilization of allotted land a long term lease for 99 years is granted by M.I.D.C.. If the allottee does not want to use the land he can give the possession receipt back to M.I.D.C..

The total area covered by these plots is 60.87 hectares. Out of 138 shades 93 shades are in use and the remaining are to be used. By March 1990, 93 industries had started the production and their approximate capital investment was ₹1,239 lakhs and their annual turnover was ₹1,357 lacks. They have provided employment to about 450 people.

Most of the plots have been taken up for small-scale industries. The sectoral pattern of industries shows that the largest number of plots are for engineering type of industries as well as plastic type of industries. At the end of March 1990, 138 allotted plots

have been engaged for various purposes as shown below:

1. Large-scale units 2
2. Medium-scale units 1
3. Small-scale units 98
4. Commercial purpose 22
5. Residential purpose 15

As the allotment of plots has been made to the industrial units, the plots have been allotted to government and semi-government, institutions for their purpose as shown below:

1. Post Office 150 Hectares
2. Maharashtra Instruments 2.2 Hectares
3. Maharashtra State Elec-
tricity Board 3.00 Hectares

Maharashtra Industrial Development Corporation has made the various facilities available in the estate. The Post and Telegraph office, common facilities centre, dispensary, telephone exchange, police station and a restaurant have been established by allotting a separate plot for each. The plots of two hectares and 7 hectares are allotted for the residential purpose of the W.G. Forge and the Collector of Sindhudurg respectively. Entrepreneurs have been given the remaining 13 plots. Sufficient electricity is provided by the M.S.E.B. with the facility of street-lights.

There is a network of cross-roads in the M.I.D.C. area. These roads are well asphalted and sufficiently wide.

The M.I.D.C. has its own water supply scheme which supplies filtered water. The main connections are given to many residential quarters. This water supply scheme carries the capacity of providing 13,500 cubic meters of water per day. The river-water, which is at two Kilometres distance, has been pumped through the pipes, having 400 mm diameter and stored in the water purification centre. Then it is provided everywhere. A Jackwell with a pump has been built on the bank of a river, Bhangsali. The network of main connection is of 5 Km. length.

M.I.D.C. has constructed and already sold 28 shades in the estate. The shades are given to the entrepreneurs on hire purchase scheme or total cost scheme. The total cost of a shade is Rs. 1,27,200; while purchasing the shade on a hire-purchase basis, 20 per cent amount is to be paid initially and the remaining amount will have to be paid within 7 years.

Hence, it is observed that 19 units out of 93 have closed their production by the end of March 1990. Two large-scale (parent) units like W.G. Forge and Kudal Insulators are closed from 1982. These two units are of engineering types. So, the other engineering units in this area have been affected by the closure of these units. It should be noted that there is a majority of the engineering units in this estate. Out of the remaining 74 functioning units, 23 and 4 units have been declared as sick units by the commercial banks and the Government of Maharashtra respectively.

2.4 Functional Classification of the Units Located
in M.I.D.C., Kudal:

Functional classification of the units located in M.I.D.C.,
Kudal is as under:

<u>Classification</u>	<u>Units</u>
1. Engineering	45
2. Chemical	11
3. Service	20
4. Miscellaneous	44
<u>Total:</u>	<u>120</u>

2.5 Distribution of Plots in M.I.D.C.
Industrial Estate Kudal

Sr. No.	Name of Unit-holder	Plot No. & Area in Mts	Date of Agreement to Lease	Manufacturing Item
1	2	3	4	5
1	M/s W.G. Forge & Allied Industries	1/168830		Crank Shafts etc.
2	-do-	1A/33744		-do-
3	M/s Sindhudurg Cement Products	2/1/14583	6.5.87	Concrete Poles
4	Shri Shirish N.Nerurkar, M/s Man Metal Industries.	3/4923	16.11.76	Spare-parts
5	M/s Meltron Instrumentation Ltd.	4/20660	9.2.82	Elec. Industries

contd.

1	2	3	4	5
6	M/s Rachira Wire & Cables.	8/1/2100	18.5.76	Wire & Cable
7	M/s Bajrang Ice & Cold Storage	8/2/2100	21.6.79	Ice Plant
8	M/s Galaxy Enterprises.	8/3/3600	9.9.77	Surgical Cotton
9	M/s Aditya Drug House	9/5/3200	21.9.91	Medical capsules, Medicines
10	M/s Allied Industries (India)	10/12098	15.4.80	PVC wire & Tooth Brushes
11	M/s Ajay P. Shirsath M/s Ampri Coire & Fiber.	11/8156	18.5.76	Coires & allied
12	M/s P.R.V. Chemicals & Allied Industries	13/8625	18.5.77	Chemicals & Intermediates
13	Smt. Vaishali Laxman Korgaonkar, Prop. of M/s Sateri Pipe Industries.	14/1745	15.11.88	Plastic pipes for electrical fittings.
14	Shri Nitin Narhari Nalawade, Prop. M/s Sateri Electrical Industries.	16/1340	13.12.88	-do-
15	M/s Vollmar Kamat Machines Pvt. Ltd.	17/1984	24.3.88	Saw & Tools, grinding & sharpening machines, saw and tools equipment etc.
16	M/s Travelite Battery Industries	18/1000	19.1.82	Battery plates
17	M/s Naik Cashew Industries	19/1208	7.11.86	Cashew processing
18	M/s Kudal Insulators Pvt. Ltd.	20/59554	10.12.81	NT/LT insulator

contd.

1	2	3	4	5
19	Shri V.G. Desai	21/4427	13.1.83	Plastic Moulded items Engineering Items
20	Shri J.D. Desai M/s Plastics & Polymers	22/1654	3.11.82	Plastic Bottles, Plas- tic Utensils, Plastics.
21	M/s V.B. Samant & Brothers	23/1244	4.1.83	Industrial Brushes
22	M/s V.B. Samant & Brothers	23/1230	-do-	-do-
23	M/s Geetanjali Prints	25/1200	26.10.85	Furnishings & uphol- stery
24	M/s Yesh Industries	26/1156	12.8.82	Cycle spare-parts & accessories
25	Shri Vishwanath Madhav Mundale	27/1047	21.6.82	Engineering Works, Stop & Job Works.
26	M/a R & K Industries	28/490	21.11.84	Deep Well Hand-pump
27	M/s International Flexi- ble Convertors	29/441	11.9.84	Packaging materials
28	M/s Sunshine Foot Wear	30/800	28.4.83	PVC Footwear
29	Shri V.M. Parkar of M/s Vinay Chem.(P) Ltd.	47/4296	20.2.89	
30	M/s Sindhurg Chemicals Pvt. Ltd.	48/5156	13.4.82	Sodium Silicate
31	M/s Konkan Gases Pvt. Ltd.	49/12142	28.7.76	Chemicals & Industr- ial gases
32	M/s Maharashtra Cement Pipe Industry	50/8055	1975	RCC Spun pipes
33	M/s Sindhurg Cement Products	50(P)/7127	3.1.83	-do-
34	M/s Nuchemoplast	A-1/1000	10.10.75	Acrylic Plastic sheets

contd.

1	2	3	4	5
35	M/s Ramco Industries	A-2/1000	1.3.76	Ready-mixed points
36	M/s T.K. Paper Board Mills	A-3/1000	25.8.77	Paper Products
37	Kuk. Snehlata Vasant Haldankar	A-4/1000	12.11.87	Elec. Welding Rods
38	Shri Anant Bapu Buchade M/s Swati Engg. Works	A-5/1000	11.1.79	Instrument pipe fitting pressure castings
39	Shri Dilip Vasant Pednekar Prop. of M/s Sneha Enterprises	A-6/1000	Yet to be executed	Fabrication
40	Shri Vijay Hari Kanvinde	A-7/1000	14.9.77	Thermocouples, Temp. controllers
41	Shri Sitaram Krishna Talawadekar	A-8/1400	17.10.88	C.I. Foundry with machine shop
42	Shri L.V.Parulekar	A-9/2100	14.12.76	Plastic packaging
43	Shri D.R. Desai	A-10/21000	14.11.77	Alluminium utensils.
44	M/s P.N. Industrial Steel Works	A-11/2100	30.10.76	Wooden Packing cases Furniture
45	Shri Govind Sadashiv Parab	A-12/2100	4.8.80	Hardware Elec. Parts
46	Shri Kashinath Tatoba	A-13/2100	26.10.76	Handmade Paper
47	Shri N.B. Haricharan	A-14/2100	1.3.76	Machinery Plan equipment
48	Shri V.R. Nene & Bros.	B-2/4070	8.4.76	Tungston Carbide Tipped Table
49	Smt. Rupali Gokuldas Kumthekar	B-3/4173	2.5.89	Lead Pencils, Plastic Moulding, Tools & Toyes
50	Shri V.R. Rane & Others	B-4/8148	16.2.83	Non-ferrous pressure die casting
51	Shri Mukund Laxman Talwalkar	B-5/2100	4.2.51	Insulating Paper

contd.

1	2	3	4	5
52	M/s Laxminarayan Coop. Industrial Estate	B-6/2100	10.5.88	Alluminium Utensils
53	M/s Dawood Tin Bucket	B-7/1/470	26.11.82	Tin Buckets, Milk cans & Water Tanks
54	Shri S.P. Pawaskar	B-7/2/470	30.12.82	Mudguard Side-carriers
55	Noorkhan Abdulkarim Khan	B-7/3/470	28.1.83	Steel Grillss & Alluminium span
56	Smt. Suneeta Keshav Phatak	B-7/4/470	10.5.85	Data Processing
57	Smt. Sandhya Ajit Shirodkar	B-7/6/654	25.8.88	Greeting cards, stickers printing, book binding
58	Shri Sadanand Madan Naik	B-7/7/648	5.3.83	Rewinding of Electrical motors
59	Shri V.G. Kubal & Others	B-9/4050	3,1,03	Fruit canning
60	Shri A.D. Patankar & Others	B-11/4050	23.4.82	PVC Footwear
61	Shri C.D. Dhuri	B-12/1000	19.2.83	Brushes Tooth Brushes
62	Shri P.R. Sawant	B-13/1000	15.12.86	Dies
63	Shri S.D. Naik	B-14/1000	20.9.82	Metal treatment chemical
64	Shri Rajaram Sabuji Gawade	B-15/1000	20.9.82	Paints, Enables, Varnishes
65	Shri Pradeep Jaisingh Rane	B-15/1000	15.12.82	Pumps, filters, fabricators
66	Smt. Sunita Govind Phatak	B-17/1000	21.10.82	Plastic toys, household articles
67	Smt. Shubhada Yeshwant Valunju	B-18/2100	22.5.79	Plain cement concrete Blocks, Precast Jally Pee-Grills etc.

contd.

1	2	3	4	5
68	Shri Y.D. Valunju	B-19/2413	6.3.84	RCC spun pipes
69	Shri Shivaji Soma Chavan	B-20/1579	20.9.87	PVC pipe & LDP Bags
70	Smt. Sulbha Vijay Vaze	B-21/620	4.7.83	Wire nails
71	Smt. Sharada Umakant Desai	B-22/100	4.4.83	Cosmetic Liquid Kumkum
72	Sshri S.B. Samant	B-23/1000	4.4.83	Packing boxes
73	Kum. Gayatri Vasant Rao Kalyankar	B-24/1000	23.1.84	Fabrication
74	Shri Kalojirao Annappa Mandolkar	B-26/630	12.8.85	Wooden Furniture
75	M.S.E.B. Kudal	P-1/8022	1976	Elec. Service
76	-do-	P-2/17096	1976	-do-
77	Shri Uday Vishram Dalvi	P-6/979	13.10.86	Servicing, repairing maintenance of Auto vehicles
78	Rashtriya Chemicals &	P-7/316	Not executed Possession handed over on 21.1.87	Sale-cum-service centre
79	-do-	P-8/299	-do-	-do-
80	Shri Sudhir Anant Khanolkar	P-9/340	7.3.88	Computer Service
81	Shri Gajanan Shashikant Gogate	P-10/221	9.4.88	Show room.
82	Shri Shridhar Parmanand Parab	P-11/281	29.7.88	-do-
83	Shri Nandkishore Gawade	P-12/295	13.6.88	For sale of all types of building material
84	Shri Vilas Tukaram Pawaskar	P-13/398	2.5.88	Grossary shop
85	Shri Mohan Vishwanath	P-14/313		For sale of all types of building material and hardware

1	2	3	4	5
86	Sudhir Narayan Redekar	P-15/729	22.2.83	Nursing Home
87	Shri Santosh Ramakant Shirsath	P-16/534	4.11.88	Show Room Pepsi Cola, Juice, Soda & Coldrinks
88	Shri P.S. Ghogate	P-17/554	5.6.87	Show Room for Batteries
89	C.F.C. Building	P-18/2623	MIDC use	MIDC CPC
90	Shri S.L. Patkar	P-19/446	27.5.87	Grossery Shop
91	Shri K. Vithal Shetty	P-20/494	23.5.85	Lodging & Boarding
92	Shri Rajan Shripad Rane	P-21/1163	14.3.88	Show Room
93	The Supdt. of Post Offices	P-22/4918	9.5.83	Post Office Building Staff Quarters
94	The Divisional Engineer Telephone Deptt.	P-24/4000	-	Telephone Exchange
95	M/s W.G. Forge & Allied Industries Ltd.	R-1/29298	6.8.76	Residential
96	The Collector Sindhudurg	R-3/30800	-	-do-
97	M/s Nucheme Plant	RM-2/384	12.10.84	-do-
98	M/s Sneh Sagar Industrial Shed	RM-3/384	8.6.84	Residential
99	M/s Shree Rameshwar Allum.	RM-5/384	11.9.84	-do-
100	M/s Maharashtra Cement Pipe	RM-6/1/384	23.5.84	-do-
101	M/s Poly Mould	RM-6/2/384	8.6.84	-do-
102	M/s Desai & Company	RM/7/1/384	27.8.84	-do-
103	Shri V.R. Rane & Others	RM-8/600	26.7.84	-do-
104	M/s Konkan Cases Pvt. Ltd.	RM-9/600	13.6.84	-do-

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1	2	3	4	5
105	Shri R.S. Gawas	RM-9/600	13.6.84	Residential
106	M/s Meltron Instrum-	RM-20/714	28.8.83	-do-
107	M/s P.R.V. Chemicals & Allied Industries	RM-23/600	9.6.84	-do-
108	M/s Crescent Containers Pvt. Ltd.	D-8/1000	22.5.89	Alluminium Tube and Containers
109	Shri Uday Sakharam Sukhi & Vijay Ganesh Londhe	D-12/1000	13.9.88	PVC Footwear PVC & Plastic Reprocessing
110	Shri Devendra Arjun Mobajkar	D-16/1000	13.9.88	PVC Footwear
111	Shri Arjun Pundlik	D-19/1000	12.4.88	Letter Press Print- ing Offset Printing
112	Shri Anil Mahadeo	D-20/1000	15.10.87	Mfg. of Stone polish- ed filers and other allied items
113	Smt. Nanubai Haridas Patel	C-2/2100	20.4.88	Wooden Boxes