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## CHAPTER - 2

### OVERVIEW ON THE INDUSTRIAL ESTATES IN INDIA

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## C H A P T E R - 2

### OVERVIEW ON THE INDUSTRIAL ESTATES IN INDIA

#### 1. INTRODUCTION

The present chapter deals with the ideas regarding industrial estates in India. The chapter focuses on the concept, objectives and role of industrial estates in the process of industrialization. The description of different types of industrial estates has been made. The overall situation of industrial estates in India is also analyzed at India, Maharashtra, Kolhapur District level.

#### 2. CONCEPT OF THE INDUSTRIAL ESTATE

The concept of industrial estate originated with establishment of industrial estates in underdeveloped countries about seventy five years ago. Their origin can be traced back to 1835 when it was planned to set up the "Clearing Industrial District" near Chicago in U.S.A. by a private corporation. The first estate was however established in 1896 in U.K. at Trafford Park, Manchester, by private group. The Trafford Park in fact been known as "Mother of Industrial Estate".

The term Industrial Estate refers to a developed plot of land which, according to comprehensive planning and zoning of area, facilitates the bunched development of an industrial community. Willian Bredo defines an industrial estate as "a track of land which is subdivided and developed according to a comprehensive plan for the use of a community of industrial enterprises".<sup>1</sup> An estate provides for installation of utilities and access to transportation. It may provide factory buildings or worksheds on lease or sale, and furnish other

facilities and services. Experience in both developed and underdeveloped countries reveals that either private groups or Governmental bodies can pioneer an industrial estate, occupy a tract of land, develop it, and create an industrial atmosphere in the area with the provision of water, electricity, transport facilities, marketing of goods etc. Afterwards entrepreneurs are invited to set up their industries within the estates where the plots are offered on the basis of out right sale or lease or hire purchase. Sometimes the estate authorities provide ready-built factory accommodation also. Besides housing factories, an industrial estate makes arrangements for accommodating banks, post offices, telephone exchanges, insurance offices, employment exchanges and also for some social services such as community canteens, shops, dispensaries, clubs and recreation facilities and reading rooms etc.

In sociological terms, "an Industrial Estate, by bringing together people engaged in the same or similar types of economic activity, having to deal with common problems and aiming at common objectives, may be expected to develop a community of interest among those people and promote habits of co-operation and pooling of resources".<sup>2</sup>

Dr. P.C.Alexander with a pioneering study on Industrial Estate in India described Industrial Estate as "a group of factories constructed on economic scale in suitable sites with facilities of water, electricity, steam, bank, post office, canteen, watch and ward, fire aid and provided with special arrangements for technical guidance and common service facilities."<sup>3</sup> This definition is more elaborate than the one given by William Bredo.

Taking all the definitions given above, we can say that the term Industrial Estate is generic concept which represents a planned clustering of industrial units in developed area, providing built in factory accommodation and all modern conveniences and facilities.

"India has accepted the British concept of Industrial Estate. There are perhaps two reasons for this. Firstly, the idea of adopting Industrial Estate as a tool for industrialization has been borrowed from the British experiment in this field. Secondly, the connotation of an Industrial Estate is highly comprehensive and descriptive, implying all possible provisions of utilities and services on an improved tract of land together with factory buildings."<sup>4</sup>

### 3. OBJECTIVE OF INDUSTRIAL ESTATE

Industrial Estate serves number of objectives. They are employed as tools of industrialization and regional development. As catalysts, Industrial Estates are used for generating demand for industry in tradition bound predominantly agricultural commodities on the one hand and for bridging the gap in supply of development lands for industrial purpose on the other hand. They play useful role in industrially advanced and industrially less developed countries. The Industrial Estates are also instruments for meeting specific objectives of export promotion attracting foreign enterprises, modernisation of artisan sector and development of industries etc. because the products manufactured in the estates are by and large consumer, intermediate and light engineering goods which can have good markets abroad."<sup>5</sup>

The main objectives of Industrial Estate programme is to achieve the promotion of small scale industries by providing facilities, assistance and guidance to small scale industries at every stage of establishment, operation and management. Further, it is one of the most effective means of aiding the expansion, diversification and modernisation of existing small industries sector. The Industrial Estate enable to small industries to become self-reliant and stimulate the local entrepreneurship which is major objective in the most of the developing countries.

The small scale industries in India suffer from several handicaps. The chief among them are inadequate capital resources, lack of knowledge of modern machinery, methods of production and marketing, shortage of trained personnel. The main objective of the development programme for small scale industries in India is to help small industries to overcome these handicaps and enable them to acquire sufficient competitive strength to stand on their own. Small industries have been assigned a very important role in the development of national economy. These industries are particularly suited for the better utilisation of local resources and for achievement of local self-sufficiency in respect of certain types of essential consumer good. If the economy wants to grow up then the small scale industries assume importance.

One of the significant contribution of Industrial Estates in the field of regional development are specific goal that Industrial Estates can achieve as part of regional development and its programmes are :

- a. Promotion of decentralisation by preventing excessive concentration of individual enterprises in single urban areas.
- b. Encouragement of industries and employment in backward areas.
- c. Development and strengthening of industrial base with the help of small loans in rural areas.

In short in India, Industrial Co-operative has been organised for the fulfilment of following chief objectives :

- a. To market the goods produced by members of the Industrial Estate.
- b. To supply the industrial workers with raw materials, tools and equipments.

- c. To develop the habit of thrift and saving amongst the members by accepting deposits from them.
- d. To achieve loans to the members for productive activity.
- e. To obtain contract from the Government and other public bodies and get them executed with the help of members.
- f. To purchase machinery for giving on hire to the members.
- g. To make the arrangements for training of members in business methods and productive techniques.
- h. To undertake all such activities which are conducive to or incidental to the fulfilment of above objective.

#### 4. THE ROLE OF INDUSTRIAL ESTATES IN DEVELOPING ECONOMY AND INDUSTRIALIZATION

The economic history of leading industrialised and advanced countries of today reveals that they were also once predominantly agricultural. The main characteristic of underdeveloped countries is that there is heavy pressure of population on the land, with traditional production techniques and low levels of capital investment and return given rise to the low levels of per capita income and consumption.<sup>6</sup>

In India industries are mostly concentrated in big cities only. The concentration of industries is being followed by the rural exodus which in turn has created many complicated problems such as transport, housing, water supply, sanitation, air pollution and health etc., in the urban area. Rural exodus caused due to this has also great effect on rural areas which has resulted in creating economic imbalance in rural areas. Concentration of industries has also become harmful from defence point of view.

The general aim of the Industrial Estate is to create a proper environment conducive for the growth of modern small scale industries. The provision of facilities and services in Industrial Estates results in conglomeration of small scale units which gives further encouragement to units to work with high degree of intertrading and interdependence. This kind of opportunity strengthens the environment climate and industries are promoted and dispersed.

The Industrial Estate is primarily a device for expanding, strengthening and locating small or medium scale industries as a part of a broad programme of industrialisation and social development.<sup>7</sup> In fact Industrial Estates provides an organisational setup in which medium and small scale industries get a favourable environment for development. This technique is not only effective for rapid industrialisation but it has also unique role to play in achieving industrial estates as an important device available to developing countries for achieving rapid regional industrial development in order to accelerate economic and social progress.

Industrial Estate creates the necessary climate in a developing country where small and medium enterprises find better chances of development. Consequently, new establishment would come into existence to avail themselves of these benefits.

In developing countries, industrial undertakings primarily face a large number of problems relating to transport and communication, motive power and lighting, factory space, gas steam, water and watch and ward etc. Due to lack of these, not only industrial development of the country suffers but also various social and economic problems arise. The Industrial Estates are really an industrial technique or 'development project' for initiating and supporting medium and small scale industries and they also help achieving economic and social objectives of paramount importance in developing countries.

## 5. TYPES OF INDUSTRIAL ESTATES

There are various types of Industrial Estates. But mainly the Industrial Estates are divided into three categories, viz. activity, location and sponsorship. These are again divided into sub categories. The description of this section is shown by Kuchal. The details in this connection are presented in Table 2.1.

TABLE 2.1  
TYPES OF INDUSTRIAL ESTATES

I ACTIVITY	II LOCATION	III SPONSORSHIP
A. General purpose	A. In and around big cities	A. Government
B. Ancillary	B. In small towns	B. Private
C. Single trade	C. In rural areas	C. Private assisted
D. Functional	-	-

### 5.1 INDUSTRIAL ESTATES BASED ON THE TYPES OF INDUSTRIAL ACTIVITY

#### A. Industrial Estates for General Purpose :

These are the estates where all types of industries are encouraged for admission which is made possible by the provision of standard factory buildings and common service facilities. The facilities are provided by the estates on no loss no profit basis. Decision regarding the type of building to be provided in an estate depends on the prospective demand for factory accommodation and need to be taken with reference to the special circumstances of each case.



B. Ancillary Industrial Estates :

These are the estates in which different small scale units manufacture components, parts and stores which are required by a large industrial undertaking on a sub contracting basis. These are located generally in close proximity to the large industrial units to facilitate technical supervision and assistance and economic transportation.

C. Single Trade Industrial Estate :

These are the Industrial Estates providing factory accommodation to industrial units belonging to the same trade. The chief merit of single trade Industrial Estate is that technical common service facilities can be planned according to the needs and put to efficient and economic use by unit talents. This is one area where utility, scores higher than the general purpose Industrial Estates. There are special economies in collective purpose of raw materials and sales of finished products. Such estates are generally useful where a particular resources, such as wood, leather etc. is abundantly available and where its utilisation is made possible with the provision of technical services and facilities.

D. Functional Industrial Estates :

There are the estates in which the functions of one industry are subdivided among a number of small scale units located in one place, each functioning according to a co-ordinated manufacturing programme. The main advantage of functional Industrial Estate is that it can provide to small scale units the economics and efficiencies of specialisation and large scale production.

## 5.2 INDUSTRIAL ESTATES BASED ON LOCATION :

The second basis of classifying the types of Industrial Estate by location

### A. Industrial Estates In or Around Big Cities and Metropolitan Areas :

Establishing Industrial Estates in big cities is extremely potent for several reasons. For one thing, the big and metropolitan cities have the advantage of external economies working the environment viable for small industries to grow and prosper. Industrial necessities, trained labour and markets for the product are available in metropolitan cities.

Industrial Estates in big cities provide builtup accommodation to new industries and they also help in the re-allocation of existing industries from congested areas to better surroundings. In this way, the estate assist in the expansion of industrial units and in the improvement of productivity. Now-a-days Industrial Estates in big cities are being used for promoting medium and large industries too.

### B. Industrial Estates in Small Towns :

Industrial Estates in small towns are best setup when the priorities of development are related to the dispersal of industries from metropolitan centers or redressing the regional inequalities. One of the pre-condition for the establishment of Industrial Estate in small town, is that they should possess certain minimum development of infrastructure such as water power, communication, transport etc.

### C. Industrial Estates in Rural Areas :

The main objective of Industrial Estate in rural areas are rural industrialization and provision of alternative employment opportunities to seasonally

unemployed agricultural workers. In some cases rural Industrial Estates may also set up to support a traditional craft or skill by providing such assistance as may be necessary.

### 5.3 INDUSTRIAL ESTATES BASED ON SPONSORSHIP :

The third type of Industrial Estate is based on their sponsorship.

#### A. Government Industrial Estate :

The government sponsorship of Industrial Estates are the normally in most developing countries. It is so because the picture of uncertainty, weak enterprises and absence of capital resources can be counteracted in such countries, only by the intervention of governmental agencies and organisation. Industrial Estates in the government sector are effective instrument for achieving industrial and regional development.

#### B. Private Industrial Estate :

The private estate is promoted by a private agency or an individual who may own the estate. The owners perform the managerial and proprietary functions in most of the cases.

#### C. Private Assisted Industrial Estates :

A private assisted Industrial Estate is operated by a private corporation. It is compromise between the desire of the government that industrialist should construct estates on their own initiative and the desire of the industrialist of that government should provide them with necessary facilities to enable them to construct such estate. The most common form which a private corporation takes is the establishment of a co-operative society or joint stock company. The idea is that the co-operative societies of small entrepreneur will join

hands to provide for themselves developed industrial plots, factory sheds and basic facilities at suitable sites at economic cost.<sup>8</sup>

#### 6. INDUSTRIAL ESTATES IN INDIA :

It is important to note that the Industrial Estate programme in India is the biggest of its kind implemented by any developing country in the world. The programme of Industrial Estate aims at integrated, intensified and co-ordinated development of small scale industries. The main objectives of adopting this technique may be stated to be two viz.

- A. to promote a rapid development of small scale industries and,
- B. to facilitate industrialization of economically backward regions and rural areas of the country.

Industrial Estates provide favourable atmosphere for development and common service facilities to small units. Small industries seek guidance and assistance at every stage of establishment, operation and management of new enterprises. The programme of Industrial Estates in India is part of small scale industries development plan which in turn occupies a prominent position in the industrial planning of the country. During the Second Five Year Plan (1956-61) a good number of Industrial Estates were proposed to be established for the development of small scale industries in all parts of the country.

In the early stage of the programme of Industrial Estate in India, it was entirely initiated and sponsored by the government. Recently a gradual change is taking place and the sponsorship is shifting from government towards private agencies, co-operative societies of entrepreneurs and limited companies or associations of industrialist are now setting up Industrial Estates in the country.<sup>9</sup>

The attempt was made to collect information regarding the recent position about Industrial Estates in India by visiting the Shivaji University Library, Kolhapur and District Industrial Centre, Kolhapur. But recent data on Industrial Estates in India was not available. Therefore, the researcher contacted the authorities of Shirolji Manufacturing Association, Kolhapur (SMAK) and the reference was found from the Small Scale Industries in India, Pocket Book of Statistics 1982. On the basis of this pocket book the data are presented below.

TABLE 2.2

STATEWISE DETAILS OF INDUSTRIAL ESTATES IN INDIA AS ON 31-3-1979

Sr. No.	Name of the State/ Union Territory	No. of Industrial Estates			Under construction
		Sponsored	Functioning	Not functioning	
1	2	3	4	5	6
1	Andhra Pradesh	106	82	11	13
2	Assam	8	8	-	-
3	Bihar	55	41	7	7
4	Gujarat	79	60	7	12
5	Haryana	15	15	1	-
6	Himachal Pradesh	8	8	-	-
7	Jammu and Kashmir	18	15	3	-
8	Karnataka	30	28	-	2
9	Kerala	17	17	-	-
10	Madhya Pradesh	131	87	27	17
11	Maharashtra	62	54	2	6
12	Manipur	2	1	-	1
13	Meghalaya	2	2	-	-
14	Nagaland	1	1	-	-
15	Orissa	26	23	1	2
16	Punjab	31	20	11	-
17	Rajasthan	11	11	-	-
18	Tamilnadu	51	51	-	-

1	2	3	4	5	6
19	Tripura	4	3	1	-
20	Uttar Pradesh	94	72	-	22
21	West Bengal	20	15	15	5
22	Sikkim	3	-	-	3
23	Andaman Nicobar	1	1	-	-
24	Arunachal Pradesh	1	1	-	-
25	Chandigarh	1	1	-	-
26	Dadra & Nagar Haveli	2	2	-	-
27	Delhi	2	2	-	-
28	Goa, Daman & Diu	7	7	-	-
29	Laccadive, Minicoy and Anninidive Island	-	-	-	-
30	Mizorama	2	1	1	-
31	Pandicherry	6	5	-	1
Total		796	633	72	91

Source - Small Scale Industries in India ; Pocket Book of Statistics 1982.

#### 6.1 CO-OPERATIVE INDUSTRIAL ESTATES IN INDIA :

The Co-operative Industrial Estate has been formed in states of Gujarat, Maharashtra, Madhya Pradesh and Uttar Pradesh. The figures in 1972 on the basis of Bharti's book indicates that Maharashtra had the largest number of co-operative industrial estates. It seems that the entrepreneurs of Maharashtra have realised the advantages of co-operative Industrial Estates. The government of India gradually entrusting the responsibility of constructing industrial estates to private entrepreneurs. For co-operative Industrial Estates, land is acquired by the State Governments while the construction of the building is done by the latter. Some of the co-operative Industrial Estates have shown excellent

functioning and proved themselves better in many respects. If the government makes provision for extending necessary facilities to such co-operatives, there can be more rapid increase in the number of new co-operative industrial estates.<sup>10</sup>

#### 7. INDUSTRIAL ESTATES IN MAHARASHTRA :

Maharashtra is one of the highly industrialised states in the country. It occupies a very prominent position in the production of various industrial products in India. The technique of Industrial Estates has been regarded as an effective mechanism for promoting the growth and development of small scale industrials in the State.

The scheme of Industrial Estate was introduced during the Second Five Year Plan in order to check further congestion of industrial units in Bombay and to stimulate the growth of small scale industries in semi urban and rural areas. Maharashtra has made very remarkable progress in establishment of Industrial Estates<sup>11</sup> as indicated in Table 2.3.

TABLE 2.3

#### INDUSTRIAL ESTATES IN MAHARASHTRA

Sr. No.	Location of the Industrial Estate	Type of the Industrial Estate
<u>In the II Five Year Plan</u>		
1	Kurla, Bombay	Co-operative
2	Karad, Dist. Satara	Co-operative
3	Hadapsar, Dist. Pune	Municipal
4	Kolhapur Dist. Kolhapur	Co-operative
5	Ichalkaranji, Dist. Kolhapur	Co-operative
6	Sangli, Dist. Sangli	Co-operative

Sr. No.	Location of the Industrial Estate	Type of the Industrial Estate
<u>In the II Five Year Plan (contd.)</u>		
7	Nagpur, Dist. Nagpur	Government
8	Amarvati Dist. Amaravati	Co-operative
9	Nanded, Dist. Nanded	Co-operative
10	Parli-Vajjanath	Co-operative
<u>In III Five Year Plan</u>		
1	Kandivali, Bombay	Government
2	Bapti Road, Bombay	Municipal
3	Jalgaon Dist. Jalgaon	Co-operative
4	Bhusaval, Dist. Jalgaon	Co-operative
5	Bassein, Dist. Thana	Co-operative
6	Ratnagiri, Dist. Ratnagiri	Co-operative
7	Sawantwadi, Dist. Ratnagiri	Co-operative
8	Kudal, Dist. Ratnagiri	Co-operative
9	Dhulia, Dist. Dhulia	Co-operative
10	Parvati, Dist. Pune	Co-operative
11	Lonvala, Dist. Pune	Co-operative
12	Gultekadi, Dist. Pune	Co-operative
13	Satara Road, Dist. Satara	Co-operative
14	Koregaon, Dist. Satara	Co-operative
15	Miraj, Dist. Sangli	Co-operative
16	Vita, Dist. Sangli	Co-operative
17	Solapur, Dist. Solapur	Co-operative
18	Barshi, Dist. Solapur	Co-operative
19	Shrirampur, Dist. Ahemadnagar	Co-operative
20	Kopergaon, Dist. Ahemadnagar	Co-operative
21	Wardha, Dist. Wardha	Co-operative
22	Chandrapur, Dist. Chanda	Co-operative
23	Aurangabad, Dist. Aurangabad	Co-operative
24	Jalana, Dist. Aurangabad	Co-operative



Sr. No.	Location of the Industrial Estate	Type of the Industrial Estate
<u>III Five Year Plan (contd.)</u>		
25	Paithan, Dist. Aurangabad	Government
26	Hingoli, Dist. Parbhani	Co-operative
Government Industrial Estate		
1	Thana	Government
2	Bhosari, Dist. Pune	Government
3	Nagpur, Dist. Nagpur	Government
<u>IV Five Year Plan</u>		
1	Coregaon, Dist. Bombay	Co-operative
2	Maral, Bombay	Co-operative
3	Kandivall, Bombay	Co-operative
4	Thana, Dist. Thana	Co-operative
5	Palghar, Dist. Thana	Co-operative
6	Panvel, Dist. Kolaba	Co-operative
7	Khopoli, Dist. Kolaba	Co-operative
8	Momothe, Dist. Kolaba	Co-operative
9	Chiplun, Dist. Ratnagiri	Co-operative
10	Malegaon, Dist. Nasik	Co-operative
11	Manmad, Dist. Nasik	Co-operative
12	Baramati, Dist. Nasik	Co-operative
13	Bhor, Dist. Pune	Co-operative
14	Ahamadnagar, Dist. Ahamadnagar	Co-operative
15	Jaysingpur, Dist. Kolhapur	Co-operative
16	Kurundwad, Dist. Kolhapur	Co-operative
17	Katol, Dist. Nagpur	Co-operative
18	Bhandara, Dist. Bhandara	Co-operative
19	Shegaon, Dist. Buldhana	Co-operative
20	Khamgaon, Dist. Buldhana	Co-operative
21	Akola, Dist. Akola	Co-operative
22	Vasion, Dist. Akola	Co-operative

Sr. No.	Location of the Industrial Estate	Type of the Industrial Estate
<u>IV Five Year Plan (Contd)</u>		
23	Murlizapur, Dist. Akola	Co-operative
24	Amravati, Dist. Amravati	Co-operative
26	Vijaypur, Dist. Aurangabad	Co-operative
27	Dharmabad, Dist. Nanded	Co-operative
28	Kinwat, Dist. Nanded	Co-operative
29	Amalner, Dist. Jalgaon	Co-operative
30	Chalisgaon, Dist. Jalgaon	Co-operative
31	Savada, Dist. Faizpur	Co-operative
32	H upari, Dist. Kolhapur	Co-operative
33	Chopada, Dist. Jalgaon	Co-operative
34	Pachora, Dist. Jalgaon	Co-operative
35	Palus, Dist. Sangli	Co-operative
36	Jamnagar, Dist. Jalgaon	Co-operative

Source : List published by Directorate of Industries,  
Industrial Estates Section on 23-4-1982.

The above table can be summarized as in Table 2.4

TABLE 2.4

INDUSTRIAL ESTATES IN MAHARASHTRA

	Government	Co-operative	Municipal
IInd Plan	1	8	1
IIIrd Plan	5	24	1
IVth Plan	-	36	-
Total	6	68	2

The table clearly indicates the increase in number of Industrial Estates in Maharashtra during the plan periods. Majority of the Industrial Estates in

Maharashtra are in co-operative sector and the IVth plan period indicates that there were only co-operative Industrial Estates established in Maharashtra.

The scheme of "Co-operative Industrial Estate" was started from the 3rd Five Year Plan. The State Government has so far approved 97 places for establishment of Industrial Estates. Out of these, co-operative Industrial Estates at 84 places are presently functioning. For 7th Five Year Plan a provision of Rs. 22 lakhs have been earmarked out of which 66.60 lakhs have been provided for the scheme in the Annual Plan 1987-88 for contributing to the share capital and for meeting the cost of land acquisition in respect of various co-operative Industrial Estates in the State.<sup>12</sup>

#### 8. INDUSTRIAL ESTATES IN KOLHAPUR DISTRICT :

There are five co-operative Industrial Estates in Kolhapur District :

1. The Kolhapur Mechanical Engineering Workshop's Union, Udyamnagar, Kolhapur.
2. The Ichalkaranji Industrial Co-operative Estate Ltd., Ichalkaranji.
3. The Jaysingpur Co-operative Industrial Estate Society Ltd., Jaysingpur.
4. Yashwant Co-operative Industrial Estate Ltd., Yashwantnagar, Hupari.
5. The Parvati Co-operative Industrial Estate Ltd., Yadrav.

Apart from these five co-operative Industrial Estates, there are two Industrial Estates, one at Shirol and other at Gokulshiragaon which are developed by the Maharashtra Industrial Development Corporation. Apart from these there are five co-operative Industrial Estates to which the sanction by government has been awarded recently. The list of these sanctioned Industrial Estates is as follows :

- 1) Kurundwad Co-operative Industrial Estate Ltd., Kurundwad.
- 2) Laxmi Co-operative Industrial Estate Ltd., Hatkanangale.
- 3) Shahu Co-operative Industrial Estate, Ltd. Kagal.
- 4) Chhatrapati Shahu Co-operative Industrial Estate Ltd., Shirol.
- 5) Abdullat Co-operative Industrial Estate Ltd., Abdullat.

Source : Official Record of Zilla Udyog Kendra, Kolhapur.

The table indicates that the beginning of establishment of Industrial Estates in Kolhapur District was at Kolhapur and Ichalkaranji during 1959-60. The table also indicates that in or around Kolhapur, Ichalkaranji, Jaysingpur and Hupari are the only places where Industrial Estates have been established.

#### 9. THE ICHALKARANJI INDUSTRIAL CO-OPERATIVE ESTATE :

Ichalkaranji

The Ichalkaranji Industrial Co-operative Estate Ltd. was registered on 10th September 1959. The Sanstha has 154 members at the beginning. Its total capital was Rs.77,500. The Maharashtra Government provided the Sanstha 15.41 hectares of land (38 acres and 21 gunthas) for the development of the Industrial Estate. At the beginning, the Sanstha had to pay the Government the amount of Rs.2,18,756/-. The amount was lent to the Sanstha by the government at the rate of  $4\frac{1}{2}\%$ . Now the Estate has 2732 members in all, and the share capital was Rs.1,01,01,000/-. For the year 1986-87, the Sanstha earned the profit of Rs.7,35,632-06. Now the Sanstha owns 42 hectares and 61 acres of land. The land has divided into 350 plots and handed them over to the members on lease for 100 years.

Recently the Maharashtra Government has made available 100 acres of land for the Estate. The powerloom industry is the main business in the estate

and there are many ancillary units too. Now 293 authorised powerlooms, 17 processing units and 28 sizing units are in operation in the estate. Besides there are activities like warping, engineering, foundry, press, banking etc. The Estate has been provided buildings for public welfare activities. Some of them are Kalyan Kendra, E.S.I. Hospital, Late Deshbhakt Babasaheb Khanjire Bhavan Shopping Centre, Night College of Arts and Commerce, T.B.Clinic, Samajwadi Prabodhini, Common Hall for the small scale industrialists, 4 co-operative banks yarn celling center, Vividh Karyakari Seva Society etc.

The Ichalkaranji Industrial Co-operative Estate has been functioning remarkably well in Maharashtra. So the Sanstha has been awarded two times for its efficiency from Shri Charubhai Shaha Industrial Development and Research Trust, Sangli. In this connection the photograph is presented on page 29.

After observing the position of industrial estates in India, it will be appropriate to take a review of the literature on the industrial estates. This has been done in the next chapter.



AWARDS BY : SHRI CHARUBHAI SHAHA INDUSTRIAL DEVELOPMENT AND RESEARCH TRUST, SANGLI, FOR THE EFFICIENT FUNCTIONING OF THE ESTATE, 1985-86 AND 1986-87.



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