

## Structural Analysis of Bais Godown Industrial Area

**\*Dr. Urmil Mahalawat**

### ABSTRACT

Jaipur, the capital of Rajasthan has a total of 48 industrial areas, one of these areas is Bais Godown, situated near the center of the city.

The main objective of this study is to conduct structural analysis of Bais Godown Industrial area to conclude whether or not any development has occurred in the estate in the last decades or so and what is the future of industrial development in this estate.

**KEYWORDS:** Structural analysis, Development, Future, Industrial

### INDUSTRIAL AREAS OF JAIPUR -

From broad point of view Industrialization is such a continuous process by which making an activity of establishment of new industries as well as renewal and modernising the old ones related to the need for getting a far-reaching and favourable beneficial change in economical development. Establishment of industrial area is an important factor of it and emerges in the form complicated industrial plants and complexes.

Industrial, is that certain land for industrial use where a special plan is chalked out to set up industries. It is not necessary that there are plants producing the same type of products under the same firm or institution. Only a group of plants can appear as an industrial area whether all the plants may be related to the product of same commodity. Opposite to it, assemblance is the prime factor of an industrial complex. Availability of particular resource in some particular area the reason of growing a particular industry with setting up many plants. Gradually, plants producing required raw materials, plants using residual materials, and plants making utilizing of infrastructures are established and like the industrial complex is emerged. industrial area a scene of industrial complex is emerged.

RIICO having developed many industrial areas in Rajasthan, technically worded "Industrial area is that land acquired for industrial use, making plots of certain equal size, developing infra-structures are allotted to the industrialists, projects. after permitting for best and beneficial At the same time the plan for the raw materials, finance etc. is formed. The entrepreneurs have to the construct factory buildings by themselves on the allotted plots. If such building is constructed by RIICO in some particular area, it is called the industrial estate".

In Jaipur district 48 industrial areas have been established to achieve the important trade and commercial targets with the political will, and in some more areas, industries growing speedy

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development, they are going to be as large industrial areas.

The greater industrial development in Jaipur City comparatively is due to the reasons of Jaipur being the capital city of Rajasthan state and located at the nearest place of Delhi, the capital city of the country, as a result of it the facilities of better infrastructure, easily available human resource and political and administrative facilities are available.

#### **BAIS GODOWN AN INDUSTRIAL AREA –**

Bais Godown is only an estate of Jaipur City. It was set up by the State Government in 1959 with the only three tin sheds, afterwards in 1966 in planned way the State government developed it with 64 sheds. At present there are 184 developed shades in the area of 17.70 Hectare which is the most utilization of this area.

Location: Bais Godown Industrial Estate, Jaipur is situated in the heart of the Jaipur City. Bais Godown is situated nearly on the 26°55' North latitude and 75°50' east longitude. Bais Godown is situated 5.0 km. away from the Jaipur Railway Station on N.H. no. 8 in North-East direction of Jaipur city.

It is developed and situated nearly 6 kms. away from

old Jaipur City. This industrial estate has a residential colony in the north, Ganda Nala in the south, vacant land and Jaipur-Sawai Madhopur railway route in the west. This area is benefitted with infrastructure facilities and other required facilities. Between the Bais Godown Industrial Estate and South Kartarpura area has a Labour Plain.

#### **INDUSTRIAL STRUCTURE OF BAIS GODOWN**

Term 'Industrial Structure' a large assemblage of manufacturing enterprises concentrated in a relatively restricted area, served by good transport, commercial and financial facilities. It usually comprises one or more basic manufacturing industries combined with diverse other manufacturing enterprises, technically and economically interdependent. Industrial structure is also includes industrial linkages i.e. all the exchanges between the industrial units and the factors, materials and non-material influencing its location, including for example the exchange of information with other units engaged in similar work in the locality. Average area of industrial plants, pattern of industrial units, and the average distance between the two units, are also the part of industrial structure.

#### **(A) INDUSTRIAL UNITS:**

Out of 9272 total allotted plots in Jaipur district 184 plots are allotted in Bais Godown estate where 184 units established. Total land acquired and developed land is 17.70 hectare out of this, 12.30 hectare land is planned for industrial plots.

#### **(1) AVERAGE AREA OF INDUSTRIAL PLOTS :**

The average area occupied by each plant in Bais Godown can be calculated with the help of following formula.

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Total average area of plants = Total occupied land by plants / Total number of working plants

Therefore :

Average area of each plant =  $12.30/184 = 0.066$  hectare per plant. Hence the average land per plant in the estate is 0.066 hectare. Thus it can be concluded that the maximum land capacity has reached in saturation point where no further installation is possible because the average size of plants located here are smaller than other industrial areas of Jaipur city. From last two decades the growth of this industrial area has stagnated.

**(ii) INDUSTRIAL DENSITY :**

The form of density of distribution of total plants in the estate can be easily calculated because the form of the distribution of any geographical element can be more easily known by measuring the density.

Density = Total Number / Total Area

Hence by the above formula we can find out the industrial density as under -

Industrial density = No of established plants / Total acquired land

In the same way

Density of working plants = No of working plants / Total acquired land

In this estate 184 units (plants) are working on 17.70 hectare land, therefore -

Density of working plants =  $184 / 17.7 = 10.39$

So the density of working plants in this estate is 10.39, it means that there are 10.39 units working on 1 hectare of land.

Hence the density of working plants in this estate is very high and has stayed like this for the past two decades.

**(iii) INDUSTRIAL ACTIVENESS ON ALLOTTED LAND:**

In this estate 1.98% units of total units of Jaipur district are located. Here on 184 plots, 184 units are working. Hence the estate has fully utilized its capacity of expansion and all established units are working.

The estate is fully allotted and at the same time there is neither any land available nor there is any possibility expansion. The industrial inactiveness in the estate is zero. Here underdeveloped plot, plot under estate is construction, unprospected land, and undeveloped land is negligible. To conclude we can say that Bais Godown industrial estate has reached to its saturation point and is leading towards stagnation.

**CONCLUSION:**

During my field survey and study, following conclusions can be drawn.

In India industrial development was given importance during second 5 year plan (1955-60). Unfortunately the awareness of industrialisation came at a very later stage in Rajasthan. The industrial estate of Bais Godown came into existence in 1959. Bais Godown area was developed by state Government at the time of its inception state Government provided 15% subsidy to promote industrialization in this area. This area is situated in the heart of Jaipur city, spread over 17.70 hectare land, and the entire area of estate is divided in 184 plots of different sizes.

Thus from our study we can conclude that the estate has reached its saturation point where the possibility of further horizontal expansion has been finished because of no further land is available here.

**\*Associate Professor  
Department of Geography  
B.N.D Government Arts College  
Chimanpura, Jaipur (Raj.)**

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