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**OPPORTUNITY INFRASTRUCTURE**

# Industrial Estate / Cluster / Employment Node

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**WHAT THIS INSTITUTION IS**

An industrial estate, cluster, or employment node is a designated physical area where factories, workshops, and commercial establishments are concentrated. This is not a service delivery institution – it is where jobs exist. State Industrial Development Corporations develop and manage these estates: UPSIDA in UP ([upsida.gov.in](http://upsida.gov.in)), MPSIDC in MP, RIICO in Rajasthan, BSIDC in Bihar, and HSIIDC in Haryana. These bodies acquire land, develop infrastructure, allot plots, and maintain the estate. Mapping the industrial estate reveals what work is available, what skills are in demand, and whether training institutions are aligned with the local economy.

**WHY THIS MATTERS TO YOU**

If you are looking for a job or thinking about what skills to learn, the industrial estate in your district tells you what industries actually exist nearby and what they hire for. This is where employment is generated.

**GOVERNANCE**

LAW / POLICY	SCOPE
State Industrial Development Acts	State legislation establishing IDCs
State Industrial Policies	Enterprise promotion rules, subsidies, and incentives
Micro and Small Enterprise (MSE)-Cluster Development Programme	Central scheme for Common Facility Centres and cluster infrastructure
One District One Product (ODOP)	Department for Promotion of Industry and Internal Trade (DPIIT) national initiative plus MoFPI food-processing component (odop.mofpi.gov.in)
Occupational Safety, Health and Working Conditions Code, 2020 (enforced 21 November 2025; consolidates 13 Acts including the Factories Act 1948 and the BOCW (Regulation of Employment and Conditions of Service) Act 1996)	Factory registration, working conditions; creche mandated for 30+ women workers

- **State:** State Industries Department → State IDC (UPSIDA / RIICO / HSIIDC / MPSIDC / BSIDC)
- **Estate:** Industrial Estate Manager / Estate Officer (posted by the state IDC – responsible for plot allotment, maintenance, dispute resolution)
- **Cluster-level governance (where Micro and Small Enterprises Cluster Development Programme (MSE-CDP) applies):** Special Purpose Vehicle (SPV) formed as a society or Section 8 company; Cluster Development Executive (CDE) manages operations; Implementing Agency oversees the SPV
- **Compliance oversight:** Labour Inspector (working-conditions compliance under 2020 OSH Code); State Pollution Control Board zonal officer (environmental compliance); District Industrial Advisory Committee (where constituted)
- **District:** DIC General Manager (enterprise landscape coordination)
- **Central:** Micro, Small and Medium Enterprise (MSME) Development and Facilitation Office (MSME Development and Facilitation Office (MSME-DFO)) for cluster development; Ministry of MSME for MSE-CDP

**KEY POSITIONS**

POSITION	RESPONSIBILITY
Industrial Estate Manager / Estate Officer	Plot allotment, maintenance, dispute resolution (posted by state IDC)
DIC General Manager	District-level industries officer; enterprise landscape knowledge
Factory Owners / Managers	Actual employers; reveal hiring patterns, skill requirements, wages
Industrial Association Representatives	Local industries association office-bearers



## MANDATED SERVICES

- Provide serviced industrial plots with electricity, water, road access, and drainage
- Facilitate enterprise establishment through single-window clearances and approvals
- Promote clusters with Common Facility Centres, raw material banks, and marketing support under MSE-CDP
- **CFC grant:** 70% of project cost in the Rs 5-10 crore band; 60% in the Rs 10-30 crore band. For Aspirational Districts, North East Region, Hill States, Island territories, LWE-affected districts, and clusters with more than 50% micro/village, women-owned, or SC/ST-owned units, the grant is 80% (Rs 5-10 crore) and 70% (Rs 10-30 crore).
- **Infrastructure Development (ID) grant:** 60% of project cost for new industrial estates (Rs 5-15 crore) and 50% for upgradation of existing estates (Rs 5-10 crore). Special-category districts and clusters (as above) get 70% (new, Rs 5-15 crore) and 60% (upgradation, Rs 5-10 crore).
- Link with training institutions: ITIs and polytechnics are supposed to align courses with local industrial skill demands

## LINKED SCHEMES

- **Udyam Registration** – MSME registration unlocking access to government schemes
- **MSE-CDP** – Common Facility Centres and cluster infrastructure for identified clusters
- **ODOP** – district signature product promotion (DPIIT national plus MoFPI food processing)
- **National Apprenticeship Promotion Scheme (NAPS)** – units in the estate can register as apprenticeship establishments
- **State IDC schemes** – plot allotment subsidies and sector-specific infrastructure

## HOW TO LOCATE

**Portal:** State IDC websites: UPSIDA ([upsida.gov.in](http://upsida.gov.in)), RIICO ([riico.rajasthan.gov.in](http://riico.rajasthan.gov.in)), HSIIDC ([hsiidc.org.in](http://hsiidc.org.in)), MPSIDC ([mpsidc.com](http://mpsidc.com)), BSIDC ([bsidc.in](http://bsidc.in))

**Also:** Ask at the DIC – the General Manager has a list of industrial areas; also search locally for the "industrial area" or "audhyogik kshetra"

## KEY FACILITIES

A functioning industrial estate should have: internal roads with drainage, assured power supply, water supply, common waste management facilities, serviced plots of varying sizes, and security or boundary demarcation. Some estates, particularly those that operate as MSME clusters, have a Common Facility Centre (CFC) with shared equipment, often funded under MSE-CDP. A CFC is not mandatory but is an added advantage where present.

## WHAT A FUNCTIONING INDUSTRIAL ESTATE LOOKS LIKE

- Units in the estate are operational with workers present and production underway
- Industries form identifiable clusters aligned with the district's economic character
- Workers have EPF/ESI registration indicating formal employment
- The skills demanded by estate industries match trades taught at the district ITI and polytechnic
- Infrastructure is maintained: roads, power supply, water, and waste management are functional
- Apprenticeship uptake is visible, with units registered on the NAPS portal



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## GRIEVANCE REDRESSAL

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**During service delivery.** The first point of contact is the Industrial Estate Manager / Estate Officer (state IDC posting). For cluster-specific issues (MSE-CDP), the CDE and SPV Board are the first responders.

**After service.** Escalation is to the State Industrial Development Corporation (UPSIDA / RIICO / HSIIDC / MPSIDC / BSIDC depending on state), the State Industries Department, and the District Industries Centre (DIC) GM. The District Industrial Advisory Committee (where constituted) reviews estate-level issues.

**External.** For working-condition / labour-law violations in estate units, the District Labour Office and Shram Suvidha Portal ([shramsuvudha.gov.in](http://shramsuvudha.gov.in)) have jurisdiction. Environmental compliance matters go to the State Pollution Control Board. The Ministry of MSME's CHAMPIONS portal ([champions.gov.in](http://champions.gov.in)) handles cluster-level complaints. Centralised Public Grievance Redress and Monitoring System (CPGRAMS) ([pgportal.gov.in](http://pgportal.gov.in)) covers central-ministry escalation.

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