

AJEESH K| Dr. Priyanjali Prabhakaran

Formulation Of Planning Guidelines For The Industrial Estates In Kerala

Industrial estates can be defined as a tract of land and subdivided into plots according to a comprehensive plan with the provision of roads, transport and public utilities with or without built-up (advance) factories, sometimes with common facilities and sometimes without them, for the use of group of industrialization(UNIDO,2012). In the context of Kerala, Majority of the MSME industrial estates/ Industrial development plots/ Areas have been underutilised. In contrast to the state scenario of increasing industrial and commercial performance, the status of the industrial units in such delineated special industrial areas has been constantly deteriorating. This study explores the scenario of industrial estates in Kerala and attempts to develop guidelines for planning of new industrial estates and redevelopment of existing ones. It explores how effective spatial planning can act as a tool for sustainable redevelopment of the industrial estates in Kerala.

The research design is in diagnostic framework in which the root causes of the underutilisation of the industrial estates have been explored and evaluated. The best practices and measures of industrial estates in India and abroad –including planning phases, eco industrial parks, different acts and policies, land suitability assessment methods -have been studied and analysed to make the evaluation of the context identified. The assessment criteria and framework identified from different case studies and literature studies have been tested with the help of a primary case study- Manvila industrial estate, Thiruvananthapuram. The Primary case study investigates the gaps in spatial planning by assessing the infrastructure, ecological, economic and socio cultural layers and compares the same with the inferences from literature study so that the variations in regional level shall be addressed.

Findings shows that the lack of effective land management framework and an integrated infrastructure plan with shared facilities are the major problems need to be addressed in industrial estates in Kerala's context. A framework of guidelines addressing various aspects such as regional, local/neighbourhood, site/ layout level, governance and land management has been formulated as a result of comparative analysis. The study indicates that the master plan and other planning instruments have to carefully address the decay of existing industrial areas. Redevelopment of the same can revive the regional economy and create more jobs. By making the planning and policy-making process more systematic and scientific, it will promote the comprehensive, coordinated and sustainable development of the industrial areas.

Keywords: *Industrial estate, Sustainable redevelopment, eco industrial park, land suitability assessment*