**Chapter 4**

**DETERMINANTS OF INDUSTRIAL LOCATION**

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1</td>
<td>INTRODUCTION</td>
</tr>
<tr>
<td>4.2</td>
<td>CONCEPT OF INDUSTRIAL LOCATION AND SITE</td>
</tr>
<tr>
<td>4.3</td>
<td>FACTORS INFLUENCE INDUSTRIAL LOCATION</td>
</tr>
<tr>
<td>4.4</td>
<td>INDUSTRIAL POLICY OBJECTIVES</td>
</tr>
<tr>
<td>4.5</td>
<td>GOVERNMENT POLICY REGARDING LOCATION PATTERN OF INDUSTRIES</td>
</tr>
<tr>
<td>4.6</td>
<td>INDUSTRIAL DEVELOPMENT IN BACKWARD AREA</td>
</tr>
<tr>
<td>4.7</td>
<td>CENTRAL GOVERNMENT DECISION FOR BACKWARD AREA</td>
</tr>
<tr>
<td>4.8</td>
<td>VARIOUS FINANCIAL SCHEMES</td>
</tr>
<tr>
<td>4.9</td>
<td>STATE GOVERNMENTS SCHEMES TO BACKWARD AREA</td>
</tr>
<tr>
<td>4.10</td>
<td>INDUSTRIAL LOCATION POLICY OF GUJARAT STATE</td>
</tr>
<tr>
<td>4.11</td>
<td>GUJARAT INDUSTRIAL POLICY 2009</td>
</tr>
<tr>
<td>4.12</td>
<td>CONCLUSION</td>
</tr>
</tbody>
</table>
Chapter - 4

4.1 Introduction

The concept of Industrial location has occupied an important place in economy. It is beneficial for entrepreneurs as it is difficult for them to choose the place for starting business. There are many factors which effect location such as Government Policies, Schemes. Infrastructural facilities, financial provision etc. These have been discussed in this chapter.

4.2 Concept of Industrial Location and Site:

There are two terms location and site which are often used as same but distinction should be made.

Location refers a wide geographical area within several alternative site can be considered, site word refers a specific area where the project should be set up.

The industrial location take into three consideration (i) public policies (ii) relative weight of and interaction between various factors (e.g. inputs and pertaining to a particular project, (iii) General locational considerations
traditional approach refers the proximity of raw materials and of markets because transport costs are important for industrial location.

4.3 Factors Influence Industrial Location

There are number of important factors that influence industrial location because of the size may significantly influence the cost of production and distribution efficiency etc. the important factors that influence industrial location are the following: 1

1) The Role of Public Policies

Government policies are important in developed and developing countries to establish industrial unit. Industrial development in particular region can be encouraged by it. Government policies may attract industries in backward region through some positive steps and discourage by taking negative steps also.

India has a mixed economy and in this economy state policy has been influencing the location pattern of industries.

2) Material and Market orientation

Certain categories of industries tend to be located near the market. Market proximity is important industrial location. This is particularly true of the industries with the manufacturing process that involves an increase in weight or
bulk. In such case, the transport and distribution cost can be minimized by being closer to the market. Agro-based products and perishable products are market oriented when the finished product little of weight loosing materials will be located near the sources of raw material.

When there are large markets geographically spread, nationally, internationally, manufacturing units may be established in close proximity to the major market.

3) Infrastructural facilities

Infrastructural facilities have a great influence on the location of industries. It is important to establish any unit and therefore the power, transport, water communication, etc. are required.

(i) Transportation Facilities

Industrial location depends upon transport costs also. The location of industries are concentrated where the transport cost is minimum. In a vast country like India, there may be significant variations in transportation cost between different locations places with a high transport disadvantage are not likely to attract industries. For that government of India is providing transport subsidy to industrial units located in certain hill regions island, with a view to encourage the industrial development of these regions.
(ii) **Power and Fuel Supply**

Power and fuel supply conditions have important bearing on industrial location, cheap power, attract industrial location. In present power is easily available. It can be transported from one place to another place and can get at reasonable rate electrification of various parts of the country, including the villages, is encouraging decentralization of industries.

(iii) **Water**

The quality and properties of the available water is as important as the quantity of water available and its supply. Certain industries like paper industry by their very nature require large quantities of water. A number of industries also use the water sources for effluent disposal, While selecting the location, the possibility of the water pollution should also be considered.

(iv) **Socio-Economic Environment**

Socio-economic environment is also important for industrial location. The location study covers man power, waste disposal, fiscal and legal regulation, climatic condition and so on.

(v) **Manpower**

Availability of labour and especially or skilled labour and technicians has a great influence on the location of industry in a country. In the case of industries where extremely sophisticated skills are required such as
electronic and computer manufacturing industries, the tendency will be move to relatively urban areas where such skills are available. The case of industry where sophisticated skilled are not required, such industries tend to move to areas with abundant supplies of cheap labour.

In certain localities and communities, labour turnover and absenteeism are high that affects the smooth functioning of enterprise.

**Waste disposal**

It may be a critical factor. They might be in a farm of smoke, fumes etc. They might be in a form of noise and in form of solid also. These are harmful, dangerous and require special treatment.

**4) Natural and Climatic Factors**

Climatic factors also play an important role in the location of certain industries as the absence of these conditions will necessitate additional expenditure to create favorable conditions artificially.

**5) Government Policies**

Fiscal and Legal regulation may be a significant locational determinant in some case. The corporate and individual income taxes, excise duties, sales tax and other national or local taxes should be ascertained for different locations.
India has a mixed economy and in this economy, state policy has been influencing the location pattern of industries, government tries to attract entrepreneurs to start an industry in some of districts which are industrially backward area through giving them concession such as lower or no excise duties, no sales tax. Same way by non-tax incentives the government may attract industries in industrially backward regions.

This way, state policy takes positive and negative steps to encourage or discourage the locational pattern of industries in India.

6) Capital and Finance

Capital and finance is also important for industrial location. There are many financial institutions, banking system which can give financial assistance to the project. In the case of private sector the financial requirement is not same at all place. As modern large scale industries require large amount of fixed and working capital, they tend generally to move to areas where developed money market and banking system exist. In the case of public sector enterprises, the cost of financing is not such an important factor lack of finance has little influence on the location of an industry.

7) Miscellaneous Factors

There are also a number of other factors that may influence industrial location – the attitude of the local community, proximity of complementary industry, prospects of development of the region, service
facilities required by the industry, recreational and social facilities. Proximity to important centres like metropolitan centres, personal factor, historical factors, etc.

There are number of important factors to be considered in the selection of the site. These include the load bearing capacity of the site, towards flood and earthquake hazards, access to transport facilities, facilities for water supply and effluent discharge, ecological factors, etc.

The nature of the industry has a bearing on the site selection. For example, some industry like paper industry required abundant supply of water. For some industries effluent discharge is a major problem, environmental pollution.

4.4 Industrial Policy Objectives

In 1948, immediately after independence government introduced the industrial policy resolution. This outlined the approach to industrial growth and development.

The industrial policy resolution of 1956 which had as its objective the acceleration of the rate of economic growth and the speeding up of industrialization as a means of achieving socialist pattern of society.

The industrial policy statement of 1973 identified high priority industries where investment from large industrial houses and foreign companies would be permitted.
The industrial policy statement of 1977 laid emphasis on decentralization and on the role of small scale tiny and cottage industries.

The industrial policy statement of 1980 focused attention on the need for promoting competition in the domestic market, technological upgradation and modernization.

Government will continue to pursue a sound policy framework encompassing encouragement of entrepreneurship development of indigenous technology through investment in research and development, bringing in new technology. The spread of industrialization to backward areas of the country will be actively promoted through appropriate incentives, institutions and infrastructure investments.

Government will provide enhanced support to the small scale sector so that it flourishes in an environment of economic efficiency and continuous technological upgradation.

The government will ensure that the public sector plays its rightful role in the evolving socio-economic scenario of the country.

Government will continue to visualize new horizons.

Any industrial policy must contribute to the realization of these goals and objectives at an accelerated pace. This statement of industrial policy is inspired by these very concerns and represents a renewed initiative towards consolidating the gains of national reconstruction at this crucial stage.
4.5 Government Policy Regarding Location Pattern Of Industries

The question of industrial location has been receiving a great deal of attention and definite policy in regard to industrial location pattern is being evolved and implemented. It was felt, that modern industries should be dispersed to other areas of the country and specially to industrially backward regions.

In this context government has been taken several measures such as positive and negative. The Government of India passed the industries (Development and Regulation) Act in 1956. This act requires a licence before an entrepreneur starts a new large scale industrial unit or expands an existing industrial unit. While granting licence, the licensing committee is required to consider the suitability of location and to ensure that the objective of regional balance in industrial development.

The second five year plan proposed to give consideration to the need for the development of balance economy of different regions of the country in the location of new industrial enterprises whether in the public or private sector.

With a view to avoid industrial concentration and to bring about industrial dispersal, the third five year plan envisaged the following measures.

(i) Government of India's licensing policy should encourage dispersal of industries in industrially backward regions.
(ii) There should be provided adequate training facilities, particularly in less developed regions of the country.

(iii) Handicaps suffered by certain region in the industrial sphere should be demoted by making use of science and technology.

(iv) To make provision for establishing about 300 Industrial Estates in industrially backward region of the country and

(v) To make special financial production for the dispersal of industries from the existing concentrations of industries in certain regions of the country.

For minimizing inter-state difference, the fourth plan identified some measures:

1. Special allocation of central financial assistance
2. Location of central project
3. Concessional finance to backward districts

During the period of the fourth plan nearly 77 percent of the total outlay on central projects was provided for backward states.

The state governments took a number of steps to attract private industrial capital to backward areas for offsetting locational and natural disadvantages the backward areas are suffering from.

In addition to the measures taken by the central and state governments, public sector financial institutions were charged with specific responsibility of assisting development of backward regions in the country. The rural electrification corporation approved 214 schemes in 1969 for the development of backward areas till August, 1973
The sixth plan (1980-85) emphasized that new strategies for the industrial development of backward regions would be devised.

The seventh plan (1985-90) mentions that apart from extending the scheme of investment subsidy and concessional finance to a much larger number of industrially backward districts, and increase in the quantum of subsidy, a special consideration is being given to ‘No industry districts’ which would get an over-riding priority in the matter of licensing and infrastructure development.\(^5\)

The dispersal of industries and balanced regional growth have been important objectives of planned development. This is necessary not only from the point of view of balance of development regionally, but also for relief from the necessary pressure on land, civic facilities and transport in the industrialized urban centres.

The industrial licensing policy enquiry committee revealed regarding the state-wise distribution of licenses that industrially more advanced states received more licences and also the non-implementation of industrial licences is much more in advanced states.\(^6\)

The National Committee on the Development of Backward Areas (NCDBA) has also painted out about the failure of licensing policy in attracting industrial dispersal in the country.\(^7\)
4.6 Industrial Development in Backward Areas

A positive approach was taken in 1968 by the planning commission by setting up two working groups – one of the identification of backward areas – ‘Pande Working Group’ – ⁶ and other for suggesting fiscal and financial incentives for starting industries in backward areas ‘whanchoo working group’.

4.6.1 The Pande Committee

The Pande Committee adopted the following criteria for identifying industrially backward regions in India.

(1) Total per capita income

(2) Per capital income from industry and mining

(3) Number of workers in registered factories

(4) Per capita consumption of electricity

(5) Length of surfaced road in relation to (i) the population and (ii) the area of the state

(6) Railway milage in relation to (i) the population, and (ii) the area of the state.⁹

On the basis of above criteria, the group identified that Andhra Pradesh, Bihar, Madhya Pradesh, Orissa, Rajasthan, Uttar Pradesh, Assam, Jammu and Kashmir and Nagaland as backward states.
The group recommended the following criteria for the identification of industrially backward districts in different states.

(1) Districts beyond a radius of about 80 kms of large cities and large industrial project;

(2) Poverty as indicated by a low per capita income starting from the lowest 25% below the state average.

(3) High density of population in relation to utilization of productive resources and employment opportunities as indicated by
   a. Low percentage of population in relation to utilization of productive resources and employment opportunities as indicated by Low percentage of factory employment (25% below the state's average may be considered as backward
   b. Low utilization of economic and natural resources like forest wealth and minerals.
   c. Inadequate availability of electric power, water and means of transport and communications.
   d. Inadequate availability of electric power, water and means of transport and communications.\textsuperscript{10}

The above indicators suggested by Pande Committee for identifying backward areas stressed on per capita income, and levels of industrial development and infrastructure facilities which are interrelated to each other.
4.6.2. Wanchoo Committee

The working group on 'Fiscal And Financial incentives for starting industries in backward areas' – wanchoo working Group was set up with the following terms of reference.

(1) To consider the nature of concession to be given for encouraging the development of industries in the backward regions and in particular to examine procedural financial and fiscal incentives.

(2) To consider the role of state government and financial institution in the development of industries in backward regions.

(3) To examine the type of dis-incentives that should be introduced to avoid concentration in metropolitan or highly industrialized.\textsuperscript{11}

The Wanchoo Group recommended following set of incentives regarding financial assistance to industries set up in industrially backward areas:

(1) Grant of higher development rebate

(2) Exemption from income tax including corporate tax for 5 years, after providing development rebate

(3) Exemption from import duties on plant, machinery and components

(4) Exemption from sale tax both on raw materials and finished products for five years from the time of the commencement of production.

(5) Grant of transport subsidy for the dispatch of finished/ products for 5 years. But no transport subsidy has been recommended up to a distance of 640 kms. and transport subsidy has been recommended only in the case of areas of difficult transportation.
4.7 Central Government Decision For Backward Areas

The Central Government after taking into consideration the recommendation of both the Pande and Wanchoo committees announced two schemes in 1971 for providing financial assistance and transport subsidy to backward areas.

4.7.1 Scheme of subsidy or grant of central government

This scheme was applicable to industrial units in selected districts or areas where a total fixed capital investment of Rs. One crore could be considered for grant for subsidy on a selective basis. The subsidy would be 10% of the total fixed capital investment or additional total fixed capital investment as the case may be, subject to a maximum of Rs.15 lakhs in respect of industrial units established on or after 1st March 1973.

4.7.2 Transport subsidy scheme

The Central Government offered transport subsidy equivalent to 50% of transport cost incurred in respect of both raw materials and finished products in the case of all new industrial units to be set up in the states of Jammu & Kashmir, Assam, Manipur, Meghalaya, Nagaland and Tripura and the Union Territories of Arunachal Pradesh (State Mizoram and Andaman, Nicobar and Lakshdeep islands.)
4.8 Various Financial Schemes

In 1983, the industrial financial corporation of India (IFCI), industrial credit and Investment corporation of India (ICICI) and Industrial Development Bank Of India (IDBI) formulated a scheme of incentives of setting up industries in 87 (No industry districts in category A. Under this scheme interest free loans were to be given for project specific infrastructural facilities to industrial products during the construction period. In the case of industrial projects sponsored by non-MRTP companies and involving capital expenditure of Rs.25 crores, the promoters contribution is further reduced to 10% of the capital cost for new projects.\textsuperscript{12}

4.8.2 Income Tax Concession

Industrial units set up in backward areas are allowed a deduction of 20\% in the profits and gains for 10 assessment years under section 80HH\textsuperscript{13} on the balance of profits and gains they claim a further deduction available to all new industrial undertakings under section 80I.

4.9 State Government’s Schemes to Backward Area

Apart from the incentives offered by centre government, the state government also gave a large number of concessions to new units as expansion of existing units in the states. This was on account of the fact that the major responsibilities for development of backward areas, and removal of interregional disparities rests on the state government which therefore, tries to attract entrepreneurs and encourage them to set up units in the backward districts in a
number of ways. These include the various subsidies and concession offered by them such as power subsidy, subsidy on land/sheds, sales tax concession, etc. The details given below.¹⁴

4.9.1 (1) Investment Subsidy

In addition to 15% capital subsidy given by the central government for industries in the selected backward district/areas, some of the state governments also give capital subsidy to industries in the designated backward areas.

Details in respect of Gujarat State have been given also. In addition to 15% cash subsidy given by central government for industries in the selected backward districts (Panchmahals, Bharuch and Surendranagar) 5% cash subsidy is given in these districts for new SSI units coming up on or after 1-11-1977. This scheme is for 5 years from 1-11-1977.

4.9.2 (2) Sales Tax Concession

The Gujarat state government grant a variety of concessions. The state has given sales tax exemption on machinery, raw material, processing and packing material to small scale industries established on or after 1-11-1977 outside the area of 24 kms. of Ahmedabad, Vadodara municipal limits and 10 kms of Rajkot, Bavnagar, Surat and Jamnagar municipal limit and not situated in a town having more than one lakh population as per census of 1971 or in option such SSI can avail the benefit of interest free sales tax loan ranging from 10% to 25% of the fixed investment amount.
4.9.3 (3) Subsidy on land/sheds

The state government offered higher subsidy on land/sheds in backward areas as compared to developed area. Entrepreneur taking large plots of land, concession was offered by GIDC in the premium price of land except where differential prices have been specified on the following rates.\textsuperscript{15}

<table>
<thead>
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<th>Non-backward area:</th>
<th>concession</th>
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<tr>
<td>For first two hectares:</td>
<td>No concession</td>
</tr>
<tr>
<td>For land beyond 2 hectares and upto 3 hectares:</td>
<td>5%</td>
</tr>
<tr>
<td>For land above 3 hectares and upto 4 hectares:</td>
<td>7.5%</td>
</tr>
<tr>
<td>For land areas in excess of 4 hectares:</td>
<td>10%</td>
</tr>
<tr>
<td>For backward areas concession of land in excess of 3 acres was</td>
<td>10%</td>
</tr>
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</table>

4.9.4 Concessional Finance

The public financial institution offer loans to industries under a scheme in 87 (No industry districts in category A. Under this scheme Dangs was considered to be a (No industry district in Gujarat State).

A number of schemes promoted by both the central government and state government. It can be evaluated their role regarding to backward region in the country.

Entrepreneurs belonging to the lower categories or middle class and lower classes establishing and running successfully industrial establishments
in No. industry districts is providing very difficult. Lack of infrastructural facilities, entrepreneurs found it difficult to establish industrial units in such backward regions. The state development corporation promised to give infrastructural facilities to induce entrepreneurs to move those areas and establish an industrial unit. The SIDCs either failed to fulfill their promise or to do that partially. According to report of the national committee for development of backward areas (NCDBA), the central government's investment subsidy and scheme of concessional finance have benefitted only a small number of backward districts which are in close proximity to the already developed industrial centres.¹⁶

NCDBA headed by Mr. B. Shivaraman was set up to review the working of various incentive schemes for backward areas development. The committee recommended the adaptation of the concept of growth centres for the development of industrial infrastructure on semicommercial basis and making the block as the basis for identifying backward areas, with a view promoting liberalizing licensing procedures and development of backward areas, government has removed MRTP and FERA.

For promoting industries in backward areas are entitled to the income tax relief under section 80HH of the income tax act by way of deduction of 20% of the profits for a period of 10 years. Under section 80I of the income tax act all new undertaking entitled to an income tax relief by way of deduction of 25% of the profits for a period of 8 years.
The new industrial policy 1991 also includes incentives for industrialization of backward areas.\textsuperscript{17} For attracting industries in backward areas the policy provides special incentives and development of facilities like road, water, power, etc. on one hand and on the other hand, it prevents the concentration of industries in cities with other 10 lakh of population. However, this new industrial policy is much silent on regional industrial dispersal.

\subsection*{4.10 Industrial Location Policy of Gujarat State}

The basic policy for guiding locations has been somewhat similar to that of followed by the central Government. That is to identify spatial packages. Which are industrially backward by using predefined criteria and then apply incentive packages to attract industries in there areas. Incentives packages include fiscal financial and infrastructure benefits.\textsuperscript{18}

The first such package become operational in early 1970s and it contained cash subsidy on capital investment, sales tax exemption, power subsidy, Infrastructure facilities etc. The other package formulated in 1990 which contained new incentives like pioneer unit incentives, prestigious unit incentives, 100% Expert oriented unit incentives, incentives for electronics industry etc.

To facilitate task of special dispersal of industries a few specialized institutions like Gujarat Industrial Development Corporation (GIDC), Gujarat State Finance Corporation (GSFC), Gujarat Industrial Investment Corporation (GIIC), etc. were created.
The GIDC was created in early 1960s to establish new industrial centres to reduce concentration of industries at a few locations and provide infrastructure facilities at the industrial estates planned by the government in the backward area locations. The GSFC and GIIC were created to provide concessional finance to entrepreneurs for setting up their units in industrially backward areas and to provide joint financing facilities. The cash subsidies were also operated by these institutions.

In 1961, seven areas were identified as terrible areas and they were subjected to special attention for economic development in 1966, Eleven Socio-Economic Indicators were suggested by planning commission of India to undentify the backwardness of talukas. In 1970, the state government appointed a committee known as ‘committee for balanced development.’ The committee was known as Hathi Committee. In early 1980, the state Government appointed another Committee under chairmanship or Dr. I.G. Patel to go into the identification of development of backward areas in the state.

4.11 Gujarat Industrial Policy – 2009

The state of Gujarat is one of the highly industrialized states in India with its reputation of being a highly investor friendly state, the state has a proven track record of attracting high volumes of investment becoming the most favored investment destination in India. The vision for the state is: “Gujarat aspires to become a beacon of comprehensive social and economic development.” The new Industrial Policy – 2009 has been formulated in line with the vision that has been framed for the state. The main objectives of policy are
as under: (1) Facilitate Investments in the State. (2) Employment generation and Employability enhancement. (3) Adherence to high quality standards.

In addition to attracting bulk investment it world also be ensured that the investments so made meet the socio-economic development goals of Gujarat. It is widely held that the prevailing, global economic downturn world result in a relocation of capital to safer investment destination and in that context, the policy aims at attracting substantial amount of this capital in the state.

Since authentic information regarding the investment opportunities in the state is the beginning paint, the new industrial policy provides for dissemination of information to make it readily available in relevant format in the most user friendly manner employing the latest available technologies.

The policy indicates the necessary provisioning and the facilitation which would be made by the Government departments and through private entrepreneurs under public private partnership (PPP) framework in the area of facilities like power, water, gas, food, railway, port, communications and quality human resources in adequate number etc. since choice for investment is also directly governed by factors of overall physical and social quality of life in the state, adequate interventions have been planned and proposed therein for the purpose.

It objectives to achieves sustainable industrial development with a view to create large scale employment opportunities and achieving global competitiveness by improving productivity among industrial units.
In this chapter, it has been tried to give the meaning of industrial location and site. There are number of factors influence industrial location that analysed here. Industrial policy of India and policy regarding location pattern of industries have been discussed as well. Besides it industrial development in backward are analysed in context the report of Pande Committee and Wanchoo Committee also studied.

National committee for Development of Backward Area (NCDBA) was set up to review the working of various incentives schemes for backward area development. Its recommendation for various schemes to backward area also analysed.

There is a remarkable role of industrial location policy of Gujarat State. The various policies such as Financial, Infrastructural, backward area etc. regarding location of industries have been studied as well.

The new industrial policy 2009, regarding investment and employment generation also discussed in this chapter.

Notes:

(1) Desai S.S.M, Industrial Economy of India. PP 31 to 33 Himalaya Publishing House.
(2) Anup Chatterjee, Sixty Years of Indian Economy 1947 to 2007 Growth, Reforms and outlook.


(9) Ibid., P-11.

(10) Ibid., P-13-14.


(14) NCDBA ; Up. Cit ., P-68.


(16) Desai S.S.M, Industrial Economy of India, Himalaya Publishing House, PP 393 to 397


(18) Dr. P.G. Marvania, Industrial Location and Regional Development Gujarat PP15 – 35.

(20) W. Launhardt, Mathematische Begrundung der Volkaswirtschaftslehr Leipzig 1885.


(22) August Losch, The Economics of Location (Translated by W.H. Woglom) Yale University Press, New Haven, 1954.


(24) Walter Isard, O P. Cit.


(28) K. Sivprasad and K. Sreerama Murty (1993), Regional Planning and Industrial Development, Chugh Publication Allahbad India.
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- 202 Industrial Estates across Gujarat
- Engineering and Ceramics
- Petroleum & Brass parts
- Soda Ash and Salt Based
- 18 Captive Ports along 1600 km coastline across Gujarat

Soda Ash & Salt Based Industries, Cement & Steel Pipes

Gujarat International Finance Tech City
Knowledge Corridor
Industrial Corridor (DMIC)
Petroleum, Chemicals and Petrochemicals Investment Region (PCPIR)
Chemicals, Petrochem, Pharma, Textiles & Engineering

53 Special Economic Zone (SEZ) across Gujarat

Industries Commissionerate
Government of Gujarat