

CHAPTER : II :

MINI INDUSTRIAL ESTATE KANKAVLI

- 2.1 About Konkan Region.
- 2.2 About Kankavli Taluka.
- 2.3 Mini Industrial Estate Kankavli.

CHAPTER - II

MINI INDUSTRIAL ESTATE : KANKAVLI

Before we discuss about "Mini Industrial Estate - Kankavli" it is necessary to know about the "Konkan Region" and "Kankavli Taluka" in which this "Mini Industrial Estate" is located.

2.1 ABOUT KONKAN REGION :

The Konkan is a 'Narrow Strip' between Arabian Sea on West and Western Ghat on east. It is 720 K.M. in length and with varying breadth of 40 to 80 K.m. Its location extends from 14°-40' to 20°-25' north latitude and 72°- 40' to 74°-26' east longitude. Excluding Greater Bombay; its total area is 30,187 Sq.K.m. This includes Thane, Raigad, Ratnagiri and Sindhudurg districts. (Map No.1 attached which shows the location of "Konkan Region")

I PHYSICAL CONDITIONS OF " KONKAN REGION " :

In the form of Sahyadri, Nature has played its important role in dividing Maharashtra in two physiographic parts such as Desh and Konkan. This is the most important difference between the Konkan and the Desh. It has affected their occupational structure, crop pattern and also social and economic activities.

The features of the Konkan Region can be explained in terms of topography, social formation and drainage system as under.

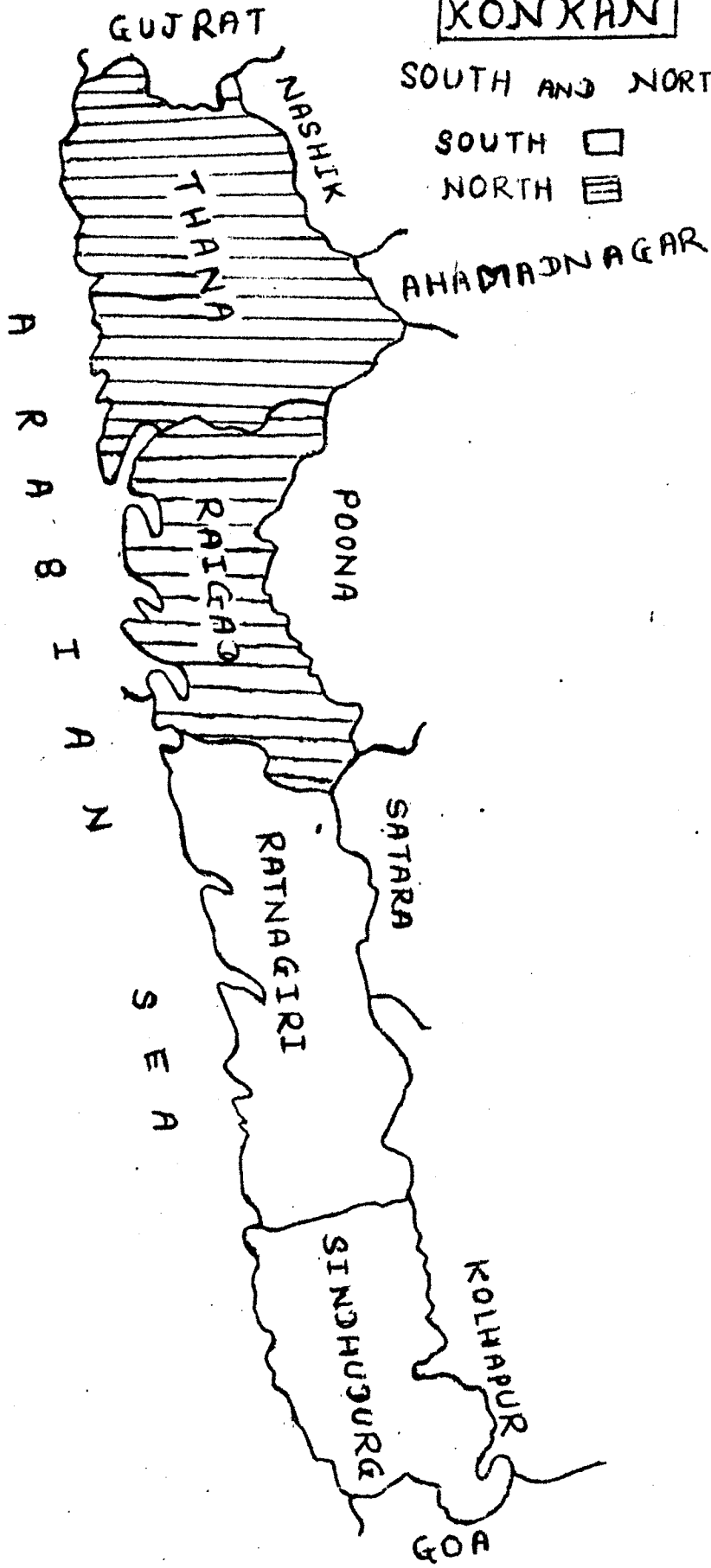
MAP - No.1

KONKAN

SOUTH AND NORTH

SOUTH □

NORTH ▨



i) TOPOGRAPHY :

The topography of Konkan is uneven. Numerous ridges; emanating from Sahyadri with medium to high attitudes, enter transverse and lateral into plain land of Konkan almost upto sea; giving it a hilly character. A number of narrow valleys is its effect, making communication difficult even with neighbouring parts and thus a large area is slopy keeping the land uncultivated. Topographically three distinct regions of Konkan are visible. They are known in spell language as "Khalati", a part near plain coastal area, "Valati", a part above Khalati and extending upto base of Sahyadri and "Sahya-Patti, comprising slopy uneven, high ranges of Sahyadri itself. From agricultural production point of view, only some plain spots in Vallati and Khalati are useful. Thus only 25% of area in Konkan is cultivable , the rest being useless economically.

ii) SOILS :

Geologically, the major soils in Konkan belong to laterite rocks, very hard, sandy and reddish in colour due to high content of Iron in it. " It has a greater percentage of nitrogen but deficient in potash and phosperous" The land being porous, water seeps deep into soil with great rapidity. In effect, the water retention capacity is absent. Soils in estuarine plains are alluvial rich in nutrients. On the whole, soils in Konkan are

infertile. This explains the low productivity in agriculture.

iii) DRAINAGE SYSTEM :

The mountain Sahayadri has worked as a water divider of Maharashtra. Most of the rivers rise from this range and due to its slope, rivers in Konkan flow westwards.

Konkan has a number of major rivers and tributaries, with innumerable rivulets. But unfortunately they are all short in length. The rivers in North Konkan are upto 100 K.m. in length and those in South Konkan are upto 45 K.m. in length. These rivers are shallow fast flowing, small in volume. Irrigable area under them is limited. Economically, they are of little use at present. However, from navigational point of view, they are important. Their channels are navigable upto 20 nautical miles or more.

A very important limitation of rivers in Maharashtra is that, they are seasonal in character, overflowing in rainy season and dry in summer.

iv) COAST-LINE :

Whatever coast-line, Maharashtra can boast of is that in Konkan i.e. 720 K.m. in length. It is a unique feature of Konkan which provides its people a means of communication with foreign countries. The coast-line has influenced the settlement pattern,

climate and occupational structure. It is due to the proximity of sea that fishing has become an important occupation in Konkan alongwith agriculture. Compared to agriculture, fishing has more potential for development and hence coast-line is a natural boundry to Konkan which others envy. The coast-line is irregular, but in past some commercial towns flourished on it. The land on coastal plain is alluvial and useful for raising food-crops, coconuts and alphanso mango trees, salt preparation. A number of creeks are found on the sea-coast. These create a great hindrance in communication. In the estuarine plain, the creeks have created problem of saline lands, known as Khar lands.

II) CLIMATIC CONDITION :

As it is well-known, the climatic condition in a region exerts a decisive influence on its agricultural development pattern and working efficiency.

The climatic conditions of Konkan can be explained interms of rainfall, temperature and humidity.

1) RAINFALL :

All of Maharashtra receives its rainfall from south-west monsoon and South-West monsoon starts from June and lasts upto October. North east monsoon starts from October and ends in December.

Konkan region gets heavier rainfall from South-West monsoon. On an average, Konkan gets 2500 to 3000 m.m. of rain a year, 98% of this is from South-West monsoon. The rainfall is heavier at sea-coast and top of Sahyadri and goes on decreasing as one moves eastwards. Mhariff season of Konkan region depends on South-West monsoon.

The monsoon is uncertain and uneven in character. So when it rains in torrents there is redundant water; going waste to sea, whereas in summer and in case of droughts, there is shortage of even drinking water.

ii) TEMPERATURE :

In Konkan, low variation in temperature are experienced. Uneven temperature is its characteristic. The variation range between summer temperature and winter temperature is as small as 3-5°C. From March to mid-June there is high temperature. The air in Konkan is humid.

It is evident from the above explain^{tion} that land in Konkan is infertile, most of it being uncultivable, allowing only single crop, absence of cash crops, low yield and less total production. Because of these factors, though agriculture is the main occupation of Konkan, but it is unable to sustain its population, forcing migration as the only alternative. Rice is the only crop in Konkan region.

The hilly character of Konkan has attached its settlement patterns and the spread of modern facilities such as roads,

electricity, bridges, water supply, canals etc. have become costly, prohibitive.

2.2 ABOUT KANKAVLI TALUKA :

In the following paragraphs main features of "Kankavli Taluka" has been highlighted. This will help us to understand the exact position of this taluak against the backdrop of Sindhudurg district.

South-Konkan was known as undivided Ratnagiri District. After the administrative bifurcation of the district, two districts came into being viz. Ratnagiri and Sindhudurg. (Map No. 2 attached shows the "Sindhudurg District")

In Sindhudurg district there are 7 talukas, viz. Vibhawadi, Deogad, Kankavli, Malvan, Kudal, Vengurla, Sawantwadi. More than 85% people are living in the region of mountains and valleys. Therefore, there are many difficulties in the implementation of district and other plans.

In the following paragraphs main features of "Kankavli Taluka" has been highlighted. This will help us to understand the exact position of this taluka against the backdrop of Sindhudurg district.

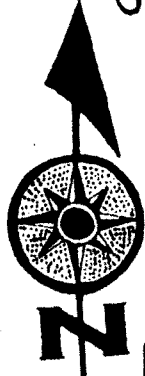
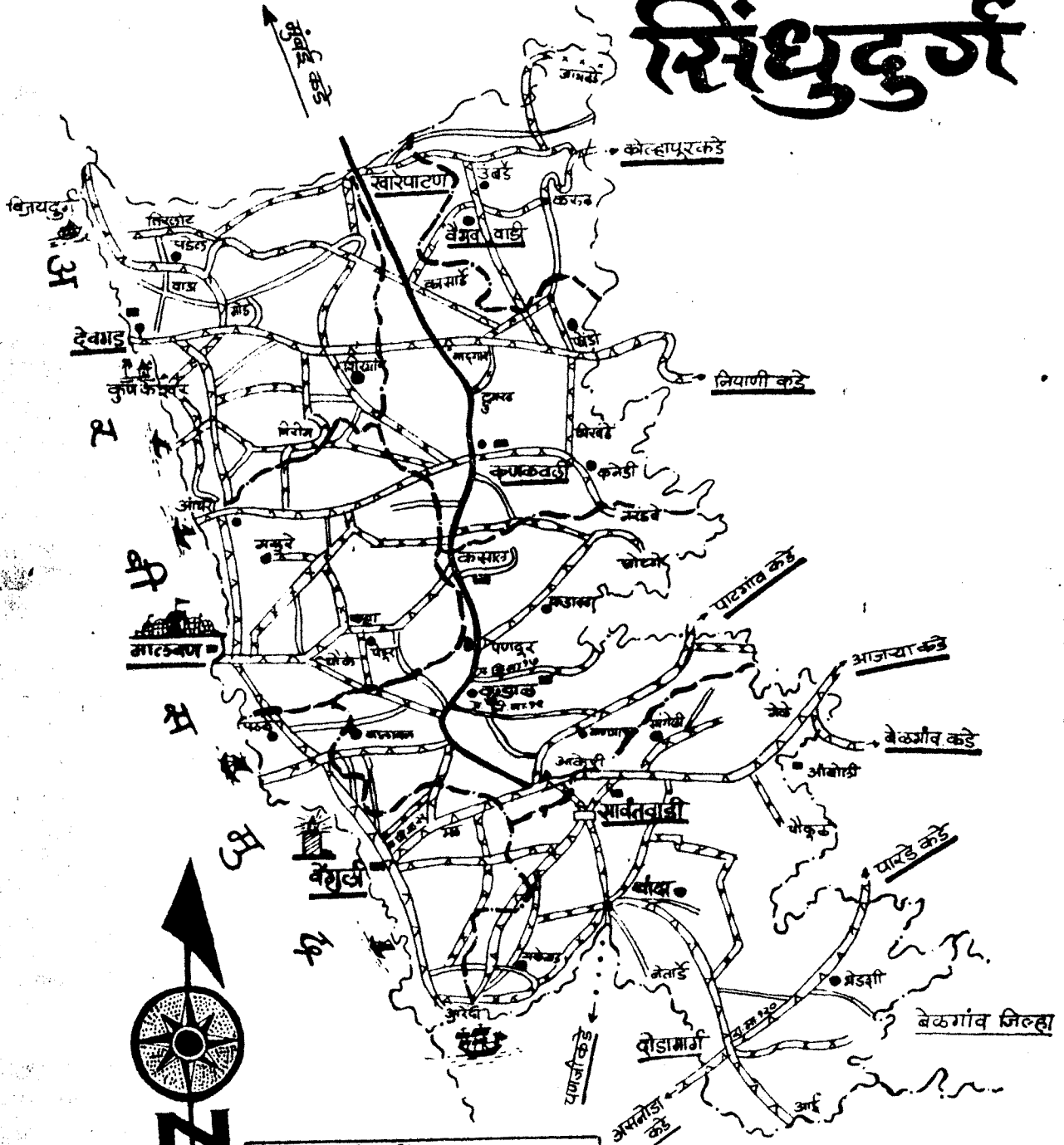
1. GEOGRAPHICAL AREA :

Kankavli Taluka is situated between $15^{\circ}.37'$ to $16^{\circ}.40'$ North latitude and $73^{\circ}.19'$ to $74^{\circ}.13'$ East longitude. The Kankavli Taluka covers 77,339 hectors geographical area. The temperature of the Kankavli Taluka is 17.3° to 33.5° . (Map No. 3 attached which shows the "Kankavli Taluka.")

2. RAINFALL :

The taluka gets rain from the Monsoon. It generally starts

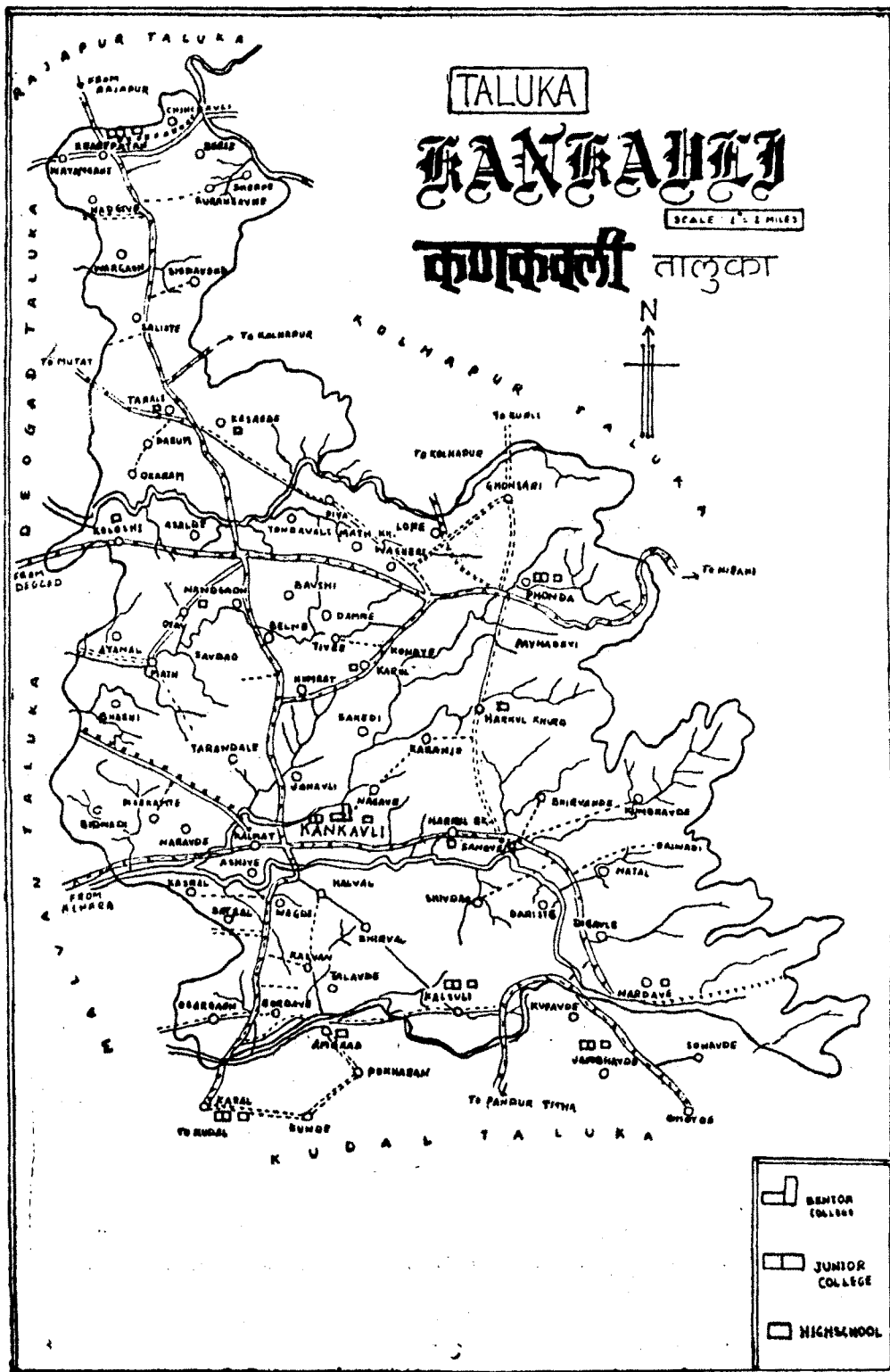
जिल्हा सिंधुदुर्ग



प्राथमिक आरोग्य केंद्र	●	
शासकीय विश्राम गृह	■	
तालुका सिमा रेषा	— — — — —	
वर्षिकरण तफला	आस्तिस्वांत अचलते	नियोजित
राष्ट्रीय महामार्ग	=====	●●●●●
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प्रमुख जिल्हा मार्ग	=====	=====
इतर जिल्हा मार्ग	=====	=====
ग्रामीण मार्ग	=====	=====

29(B)

MAP NO. 3



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from the first week of June and ends at the middle of October. Especially Kankavli Taluka is a heavy rainfall area. The average rainfall received by the Taluka during last 10 years is about 3100 m.m. (465.75"). The rainfall recorded during the year 1987 was 2800 m.m. (420.45"). Near about 80% of the annual rainfall is recorded generally during the month of June, July, August and remaining in the month of September and October.

3. POPULATION :

According to 1981 census, the total population of the Kankavli Taluka was 1,21,454. (males-54,337 and females- 67,117). The density of population was 150 per Sq. K.m. as against 164 for the Maharashtra State. The sex ratio, i.e. number of females per 1000 males is 1241 which is higher than the state's average of 930. The sex ratio for rural and urban areas is 1540 and 970 respectively. The percentage of schedule castes and schedule tribes to the total population is 5.35 as against 11.9 for the state of Maharashtra. The percentage of literacy is 48.30 as against 36.10 according to 1971 census.

4. AGRICULTURE :

Agriculture is the main occupation of the people of Kankavli Taluka. The total land is about 24,263 hectares (31% of the total

geographical area. The main crop in Taluka is paddy. Along with that, in "Khariff Season" Nagali; Wan and Kulith crops are grown and in "Rabbi season" groundnut, vegetable etc. crops are grown on a very small scale. The total cultivated area is being cultivated by 13,763 farmers in the Taluka. The average land holding in the Taluka is 2 acres.

5. CROPPING PATTERN :

The cropping pattern of Kankavli Taluka is limited by low availability of irrigation facilities. The farmers are doing farm by the traditional methods. More than 80% of cultivated area is covered by rice paddy only and there exists a single paddy crop system. Other crops like Nagali, wari and Kulith are cultivated only in 10% of the total area.

6. IRRIGATION FACILITIES :

Before independence period and after independence also the irrigation projects were not undertaken on a large scale. Because the construction of dams and canals were not considered a feasible way of irrigation facilities, in the Tahasil. A very little land is irrigated with the help of owned wells and river water. There are totally 5,212 owned wells of farmers, 230 public wells, 242 borewells upto year ended 1986. But these are not used for agricultural purpose rather than drinking water. Kankavli Taluka

is slopping area. Therefore, there are not dams on rivers. At present there are 185 small and 6 big irrigation schemes. But out of them 45 small and 4 big irrigation schemes are in closed condition. So supply of water to agriculture is one of the main problems of Kankavli Taluka.

7. SOILS :

The predominant soils in the Taluka are laterite soils which vary in colour from bright-red to brownish-red owing to the preponderance of hydrated iron oxides. They are acidic and fairly well supplied with nitrogen and organic substance. The soils are useful for paddy cultivation." Workas" soils in which cashewnut, mango and ragi could be grown.

8. MINERALS :

There are three important mines in Kankavli Taluka. One is at Janvali of cromide silica, second is at Wagade of magnesium and third is at Phonda Kasarde of a silica. Hard black stone at Sakedi which is used mainly for building construction.

9. FOREST :

Because of heavy rainfall there is vast area of thick forests in the Taluka. The Taluka has covered 44,080 hectors of forests land. Coconut, betelnut, mango, cashewnut, Kokam, Jamun, Bor, Avla these are the important fruits got from forest. Near about

1217 hectores area is covered by sag, bamboo, hirda, vet, sikekal etc.

10. BANKING :

The whole Kankavli Taluka is being served by almost nationalised, commercial and co-operative banks. Compared to these banks EDistrict Co-operative Bankⁿ has due importance in Taluka. It's various branches are playing active role in Taluka. In case of nationalised and commercial banks State Bank of India, Union Bank, Ratnagiri and Sindhudurg District Gramin Bank, Bank of Maharashtra, Bank of India, Land Development Bank are also playing very important role in this Taluka. These banks have provided loans i.e. capital to various small-scale units. The Bank of India is a leading bank in Taluka.

11. TRADE :

It is clear that the Kankavli, Phonda, Talere, Kharepatan, Kanedi etc. are the main groseery and general merchant markets. The important commodities which are included in the market : grains, oils, sugar, cloths, medicines, hardware, chemicals, stationary, automobile, spare parts, building material, cement, supari, kokam, coconut, cord, frutis (mango, cashewnuts) etc.

12. TRANSPORT AND COMMUNICATION :

Transport and communication facilities are the key factors in economic development. Kankavli Taluka is a centre place which

is situated at Goa-Bombay highway. Trucks and buses are the two main means of transport. There is lack of railway transport. Konkan region has got a good natural sports. Therefore, so many tourist go to Goa and other places for trip. Especially Bombay to Kankavli buses are overcrowded during the period of Holy and Ganesh festivals.

From communication point of view the post and telegraph departments have opened 42 post offices and five telephone exchange in Kankavli Taluka.

13. EDUCATIONAL FACILITIES :

Kankavli is the Taluka place which is an important educational centre consisting of schools and colleges. There are 210 primary schools, 22 high schools, 13 Junior colleges, a technical education institution and I.T.I. (Industrial Training Institute). Here is the senior college named by Kankavli College, Kankavli which is started from 1972. This college provides degree education to arts and commerce students. There are 1,000 students in this college. But there is not even the single post Graduate Teaching Centre in Kankavli Taluka. Majority of the students comes from villages to the college by buses. The State Transport provides good service to college students.

14. HORTICULTURAL DEVELOPMENT :

The horticulture is one of the important sectors for the economic development of Konkan region and especially of Kankavli Taluka. Cashew product is one of the important horticultural

activities. Cashew is also being exported to foreign countries. Therefore it is possible to improve the performance of the Taluka in horticultural sector, which can generate a lot of jobs and major economic activities. To maintain an environmental balance is another advantage of horticultural activities. Balanced environmental condition helps to develop agriculture and grass. This helps to dairy and cattle sector. Due to horticultural development, the soil erosion will be checked and various activities will generate employment opportunities. This ultimately helps to improve the income and purchasing power of the people. Therefore trade, commerce and other activities are increasing.

In the Kankavli Taluka there are 2,743 hectares area covered by horticultural activities like mango; cashewnut; supari; coconut and kokam etc.

15. INDUSTRY :

Overall Konkan region is backward in the view point of industrialisation. Kankavli Taluka is not exception for that. The worthwhile big industrial units in the Taluka as follows. :

1. Sahyadri Glass Works at Karul. The daily production of the various types of bottles in this factory is near about 1,00,000. There are 450 workers in the factory. At present this factory is closed.

2. Steel plant at Kasarde. This factory is also closed.

It has been observed that the number of small-scale units is large as compared to that of large units in Kankavli Taluka. This is attributable to efforts of the agencies like Development Corporation of Konkan Limited, SICOM etc.

Development Corporation of Konkan has established Mini Industrial Estate at Kankavli with a view to meet the growing needs of infrastructural facilities of small-scale entrepreneurs. This establishment of Mini Industrial Estate is a welcome measure of promoting small units, which can be considered to be notional extension of DCKL activities.

There are 14 small-scale units located in Mini Industrial Estate at Kankavli, out of which 7 are functioning.

Similarly at Nagive there is a small-scale unit which produced fabrication and plastic. At Janoli there is a kokam oil unit. This oil is useful for cosmetic production. At Wagde (Gopuri project of Appasaheb Patwardhan) there is small sized soap, paper and leather unit.

2.3 MINI INDUSTRIAL ESTATE -KANKAVLI :

As the Mini Industrial Estate at Kankavli has been established by DCKL, it would be appropriate to discuss its role in Konkan Development. This may help to appreciate the need and importance

of undertaking such a project by Development Corporation of Konkan Limited.

The Development Corporation of Konkan Limited was incorporated in December, 1970 as a Government organisation under the administrative control of Industries and Labour Department, Government of Maharashtra to develop the backward regions of Konkan comprising the districts of Thane, Raigad, Ratnagiri and Sindhudurg.

1. OBJECTIVES OF DCKL :

The objectives of DCKL has been detailed below :

- a. In the overall development of the region; the corporation has placed great emphasis on industrialisation and building up of entrepreneurship in Konkan.
- b. In order to accelerate the pace of industrialisation; it has performed the dual role of promotional agency as well as entrepreneurship; thereby directly participating in the process of industrialisation.

2. SOURCES AND APPLICATION OF FUNDS :

Since its inception; the corporation has received over Rs. 804 lakhs (upto March 1987) by way of share capital and interest free loan from the Government of Maharashtra. Besides this, the Corporation has granered Rs. 349.35 lakhs from other sources by generating funds. A substantial part of these resources have been

invested in the creation of fixed assets worth Rs. 267.70 lakhs, while investment in subsidiaries and assisted units amount o to Rs. 124.31 lakhs.

3. ASSISTANCE SCHEME :

Under promotional schemes like Employment Promotion Programme (EPP), Pacage scheme of Incentives, the Corporation has disbursed till now amount of Rs. 13.01 crores to 5,012 entrepreneurs. This has resulted in the cœation of gross capital formation to the extent of Rs. 140 crores, in the Konkan region. Thus the corporation has been actively involved in setting up of a sizeable investment in the backward region of the Konkan during the last decade and a half of its existence. For all this, the net cost incurred by the corporation is Rs. 436 lakhs which is appearing as a loss on the balance sheet of the company, but in reality is an investment made by it to lead to the massive capital formation of Rs. 181 crores, which works out to 2.9%. In case this is treated as cost of investment, then it would be below the standard cost regarded at 16% and largely accepted as normal cost of capital.

In brief for overall development of Kokan; Corporation performs the following functions. :

- i) Seed capital assistance,
- ii) Special assistance to backward class entrepreneurs,

- iii) Participation in capital for investment in proper project.
- iv) Promotional schemes for small-scale industries.

Similarly, the corporation has started the following schemes. :

Saphala Salt Works in Thane District, Sahyadri Glass Works in Karul; Sindhudurg District, Dairy Project, Chiplun Powerloom Weavers Cooperative Society Ltd. in Ratnagiri District, Coir Project at Walaval and at Vengurla, Rubber Plantation, Ferro Cement Boat Project; Satpati, Shipbreaking in joint sector at Mandkule Tal: Alibag, Dist: Raigad, Employment Promotion Scheme, Pacage Scheme of inventives, Mini Industrial Estates.

4. MINI INDUSTRIAL ESTATES RUN BY DEVELOPMENT CORPORATION OF KONKAN LIMITED :

In keeping with the Government of Maharashtra directives to establish one Mini Industrial Estate in each taluka of the Konkan, a survey has been conducted to identify entrepreneurs in each taluka.

1. SHAHAPUR DIST: THANE :

The corporation has acquired over 4 acres of land in taluka Shanapur, where in the first phase 34 galas have been constructed on one third of the land. The cost of this is Rs. 20 lakhs. The galas are offered to entrepreneurs at the rate of Rs. 65 per Square foot and have all been allotted. Thirteen units have already gone into production.

2. MALVAN, DIST: SINDEHUDURG :

64 acres of land have been acquired by the corporation at Kumbharnath in Malvan Taluka and construction work will commence shortly.

3. DISTRICT RAIGAD :

At Mahad, a piece of land measuring over 2 acres has been acquired and will be developed into a Mini Industrial Estate.

4. MURUD JANJIRA, DIST: RAIGAD :

Land measuring 1 acre and 14 gunthas has been acquired and construction will be undertaken by MIDC.

PROFILE OF MINI INDUSTRIAL ESTATE KANKAVLI :

(Map No. 4 and 5 show the location of Mini Industrial Estate and number of galas.)

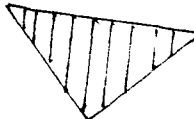
The corporation has acquired 76 ares of land from the Kankavli village on 31st May 1977 by invoking the provisions of Land Acquisition Act. This land was acquired at the rate fixed by the Government i.e. Rs. 450 per guntha. The total cost of land acquisition is Rs. 35,100. Shri. V.V.Naik, Civil contractor for the Mini Industrial Estate, Kankavli started construction work on 11th October 1978 (Vijaya Dashami Day). The work of construction

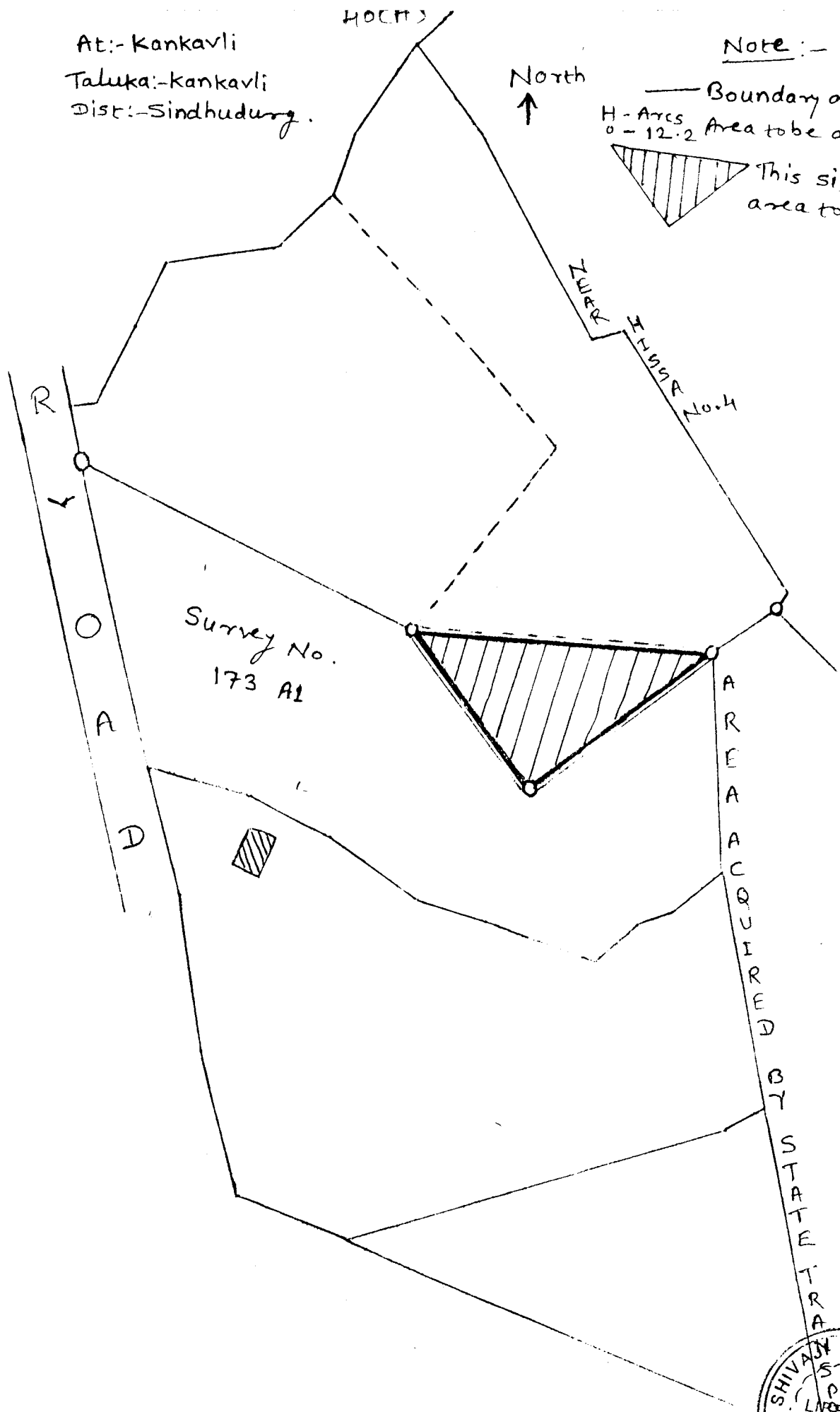
At:- Kankavli
Taluka:- Kankavli
Dist:- Sindhudurg.

HOCMS

North
↑

Note :-

— Boundary of Survey No.
H-Arcs 0-12.2 Area to be acquired
 This sign shows area to be acquired



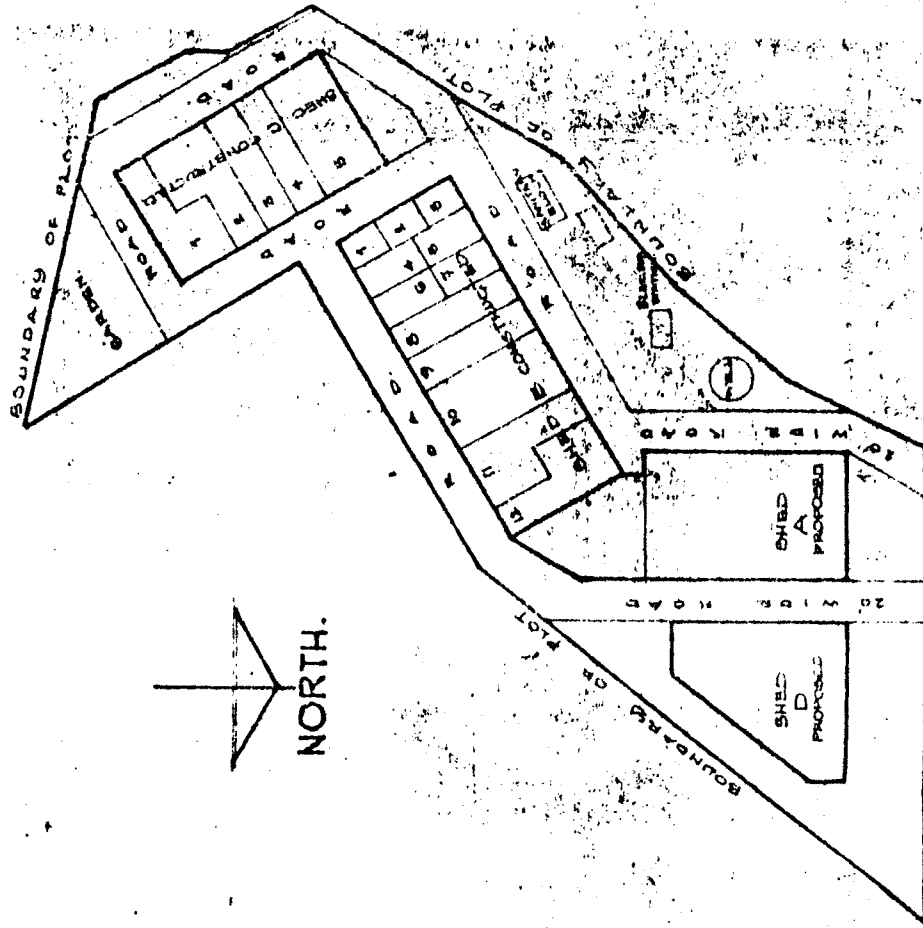
Scale :- 1:1000



40CB)

DATE: 25-8-1980

DEVELOPMENT CORPORATION OF KONKAN LTD.
 MINI INDUSTRIAL ESTATE AT KANKAYLI DIST. RATNAGIRI.
 DETAILS OF CONSTRUCTED GALLAS IN SHEDS "B" & "C".



PUNTH AREA PER GALLAS IN SQ. FEET	NO. OF GALLAS IN SHED IN B' & 'C'		REMARKS
	B	C	
350	3	3	
490	4	4	
300	2	4	
1470	2	4	
1960	1	2	
TOTAL	12	17	

INDUSTRIAL SHEDS BUILT UP AREA
 SHED NO. AREA IN SQ. FEET REMARKS
 A 7870.00 SFT PROPOSED
 B 9821.00 SFT CONSTRUCTED
 C 6893.00 SFT CONSTRUCTED
 D 4446.00 SFT PROPOSED

55'0 WIDE EXISTING ROAD

SITE PLAN FOR LEASE DEED

MANA SINGH & DIRECTOR, JUDY PZ EXECUTIVE

SCALE: 1:800. (64'-0"=1")

DATE: 25-8-1980

ASSOCIATED ARCHITECTS & ENGINEERS ARCHITECTS.
 ENG. FLOOR, 160, D.H. ROAD FORT BOMBAY.

was completed on 1st June 1980, at the cost of Rs. 10 lakhs for the 1st Phase comprising of 17 galas. The details are as under.

TABLE NO. 2.1

DETAILS ABOUT GALAS (SHEDS)

Area of Gala	Nos. of Galas	Cost of each gala (Rs. 60 per Sq.ft.)
330 Sq. ft.	3	19,800.00
490 Sq.ft.	4	29,400.00
980 Sq.ft.	4	58,800.00
1470 Sq.ft.	4	88,200.00
1960 Sq.ft.	2	1,17,600.00
Total	17	3,13,800.00

ALLOTMENT OF GALAS :

The allotment of gala was finalised on the basis of following guidelines.

1. Employment Promotion Programme (EPP) units and also belonging to the Backward class from the Taluka concerned.
2. Employment Promotion Programme eligible units from the Taluka.
3. Non Employment Promotion Programme Units but from the Taluka
4. Employment Promotion Programme and belonging to backward class

9204

A

from the district.

5. Employment Promotion Programme eligible units from the district.
6. New Employment Promotion Programme units from the district.

The remaining applications were considered on the following points.

- a. Backward class from the taluka.
- b. Resource based industry.
- c. Employment oriented.
- d. The units which have already been started in Taluka may be in need of shifting their locations because of expansion, diversification etc. The priority will be given to them at the time of processing the applications.

The allottee entrepreneur was required to pay 15% advance towards total lease premium of Rs. 60/- per Sq. ft. After this payment, corporation was to issue provisional allotment letter to enable the entrepreneur to seek financial assistance from any other financial institute. The entrepreneur was to pay 75% of the total lease premium from the said financial institute. The difference of 10% was to be made good from the seed money given under the Employment Promotion Programme by the Corporation. In all 14 entrepreneurs were to start their units in this Mini Industrial Estate at that time.

Looking to the typical undeveloped region like Konkan, the Corporation has already given the permission to allot gala to entrepreneurs on payment of Rs. 15% towards lease premium so as to enable the entrepreneurs to start their units. This certainly offered initial economies in their initial capital expenditure.