

## P R E F A C E

The present study evaluates the working of Mini Industrial Estate At Kankavli. It may be noted that Mini Industrial Estate is a technique of planned industrialisation in the countryside. This estate has got a land of less than 2 acres. Hence it is called Mini Industrial Estate. As it is located in the village having population between 5,000 to 50,000, it is classified as semi-urban industrial estate.

This Mini Industrial Estate is run by Development Corporation of Konkan Limited. In all four such estates are being run by this corporation. This study has been an attempt to evaluate this technique of Mini Industrial Estate from the point of view of its economic feasibility. It was with a view to ascertaining whether Mini Industrial Estate could be a viable mode of organisation in case of promotion of small units in Konkan region.

In all 14 units are located in this industrial estate; out of which 7 units are functioning and 7 units are defunct. An attempt was made to cover all the 14 units but only 7 units reported their financial performance and other related information at the time of their study. Hence we could include only 7 units in our survey. This is a major limitation of our study.

The present study has been covered in five chapters.

The first chapter takes account of industrial estate as a tool for planned industrialisation. It explains the concept of industrial estate with the help of various definitions. It also takes into account its historical evolution, highlighting the experiences of other countries and implementation of the scheme of industrial estate. A very brief but succinct account has also been taken of implementation of the scheme with special reference to India.

The second chapter offers a brief account of Mini Industrial Estate at Kankavli. This chapter provides us necessary background to analyse the locational decision in case of Mini Industrial Estate At Kankavli.

The third chapter actually evaluates the locational decision of Mini Industrial Estate at Kankavli. This has been done with a view to ascertaining its economic viability. The three components of fixed cost i.e. the cost of acquisition and development of land, the cost of provision of infrastructure facilities and the cost of construction of shed have been analysed with a view to determining the feasibility of this technique of planned industrialisation.

Fourth chapter present the performance of small industrial units located in Mini Industrial Estate at Kankavli. This has been analysed mainly with a reference to average employment generated by them, average amount of investment in fixed assets, average sales and profit and loss position of these units.

Chapter fifth presents the main findings along with recommendations. The main recommendations are as under. :

1. At the time of establishment of industrial estate, pre-investment techno-economic survey may be carried out.
2. Since Mini Industrial Estate has been used as a technique of planned industrialisation, it may be seen that it promotes those small units which have maximum backward and forward linkages.
3. The cost of construction of sheds is considerably high in the fixed cost incurred for the development of Mini Industrial Estate, it may be brought down. Since we look upon Mini Industrial Estate as a technique of planned industrialisation, it is necessary that it becomes more and more economically viable.
4. DCKL, as a sponsoring agency may try to arrest incipient sickness amongst the industrial units.