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A COMPARATIVE STUDY OF CUNCOLIM AND CANACONA INDUSTRIAL ESTATES OF GOA

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Abstract:

Under the impulse of globalisation and world trade liberalisation many countries have scrapped efforts to promote import substitution and are now emphasising export led development strategies. With this reference, industrial estates are viewed as important instruments of local industrial development. By clustering into industrial estates, small, medium and even large enterprises can take advantage of public infrastructures, economise on construction and common facilities, and gain accesses to nearby skilled labour markets, research and education facilities and other critical inputs.

The GIDC, a State owned corporation, is carrying out the activities within the frame work of the GIDC Act, rules and regulations. The activities of the corporation can be divided under following three broad categories: acquisition and disposal of land, Provision of infrastructure facilities and providing service. The corporation is required to provide infrastructural facilities in the Industrial Estates. The paper deals with the infrastructural facilities provided in IEs.

KEYWORDS:

Infrastructure, Operational Efficiency, Industrial Estate, Industrial Units, Goa-IDC.

INTRODUCTION:

THE CONCEPT OF INDUSTRIAL ESTATE

The term "industrial estate" is often used interchangeably with industrial district, industrial park, industrial zone, special economic zone, eco-zone etc. An Industrial Estate (IE) is a self-contained geographical area with high quality infrastructure facilities, which house businesses of an industrial nature. An industrial estate is administered or managed by a single authority that has a defined jurisdiction with respect to tenant companies. The authority makes provisions for operation and management; enforcing restrictions on tenants and planning with respect to lot sizes, access and utilities.

The main targets of Industrial Estates are the high value adding small and medium scale industries, which do not have the wherewithal to invest in developing their own basic infrastructure facilities, but have the capacity to pay for the services provided to them. Hence, Industrial Estates are regions where infrastructure facilities are provided for and thus a conducive environment is created to attract small and medium scale industries.

Goa state along with Daman and Diu was liberated from Portuguese clutches on December 19th 1961 and was included as a part of Indian union .It attained Statehood on 30th May 1987, as 25th State of India. According to 2001 Census the state has an area of 3702 [sq.km](#). The state is divided in to 11 talukas and 2 districts.

Goa Industrial Development corporation (Goa-IDC): The Goa, Daman & Diu Industrial Corporation (GDD-IDC) was established by the government of Goa, Daman & Diu in February 1966 under the provisions of Goa Daman & Diu Industrial Development Act 1965 with the aim and objectives of securing and assisting in the rapid and orderly establishment of Industries in Industrial Areas and Industrial Estates (IE) in Goa, Daman & Diu. However, in the year 1997, Goa Daman & Diu Industrial Development Corporation is changed to Goa Industrial Development Corporation. The Goa-IDC, a State owned corporation, is carrying out the activities within the frame work of the GIDC Act, rules and regulations. The activities of the corporation can be divided under following three broad categories: acquisition and disposal of land, Provision of infrastructure facilities and providing service.

The land for industrial estate is acquired through the government of Goa under land acquisition Act. Likewise, wherever available, government land is also handed over to the corporation as an industrial area. The corporation is required to provide infrastructural facilities like Roads, Streetlight, Drainage, Water supply and Buildings and common facilities like Post and Telegraphs, Canteen, Bank, Telephone exchange etc. to enable a prospective industrialist to establish industry with ease and speed. Industrial Estates have been declared as notified areas as such, no separate permission for conversion of land for non-agricultural use is required. Plots are carved out to accommodate small, medium and large scale industrial units with various amenities, in a well-planned lay out as per the needs of the needs of the industrial unit holder. At present Goa- IDC has established 20 Industrial estates. IE is a self contained geographical area, with high quality of infrastructural facilities. It is also instrumental for balanced regional growth. Out of 20 IE 13 are in North Goa and 07 are in South Goa.

Status of Industrial Development in Goa

Before liberation, the study region had only about fifty small scale manufacturing units, consisting of fruits and fish canning, a match factory and few a laundry soap making units (Gazette, 1973). Most of consumer needs of the local population were met by imports rather than local production (Angle, 2001). Lack of adequate infrastructural facilities such as electric power, potable water, transport and communication resulted in low industrial development during erstwhile Portuguese regime. The planned industrial development was adopted only after liberation, and this encouraged the entrepreneurs to set up large scale industrial units. In 1962, bulk supply of power was taken from neighbouring states like Maharashtra and Karnataka (Shrinivas, 2006). Since then the industrial development in the State has experienced an appreciable boost.

The industry in Goa is ranked fourth in the country by a study conducted by the Rajiv Gandhi Institute for Contemporary Studies and Confederation of India Industry. So the industry in Goa has emerged as one of favorable destination for investment. Being both investor-friendly as well as environment -friendly, Goa has one of the highest per capita income ratios in the country, one of the highest literacy rates, the highest road, rail, air and sea network density, the lowest crime rates, and a harmonious trade union-management relationship. All these factors, combined, contribute towards a healthy environment for the industry in Goa.

REVIEW OF LITERATURE

The workings of Industrial Estates in India have been studied by many scholars. Most of the studies are based on sample surveys having economic orientation. A brief review of the important works done so far on Industrial Estates has been given below:

Bredo (1960) in his study Industrial Estates has narrated the concepts of industrial Estates and outlined the steps to be taken to use it as a tool for industrialisation. Dhar and Lydell (1961) in their book *The Role of small Enterprises in Indian Economic Development* have attempted an analysis of the Industrial Estate programme.

Alexander (1963) in his book *Industrial Estates in India* has analysed the problems and prospects of Industrial Estates in India. He found out that wrong decision on the locations of the Industrial Estates has resulted in failures in many cases. He added that proper attention should be given to planning aspects of Industrial Estates. Kalyani Bandopadhaya (1969) in her book *Industrialisation through Industrial Estates* has analysed the different socio-economic contexts in which the Industrial Estates have been developed, and the purpose which they have been expected to serve, in a relatively large number of developed as well as developing countries.

Mathur (1971) In his book *Manual of Industrial Estate Planning* has given the basic concepts of the Industrial Estate programme and delineates the steps to make it an effective tool for promotion and

development of industries in developing economies. Cho pa (1973) in his study industrial Estates in Rajasthan compared the performance of industrial units located inside the one industrial Estate with industrial units located in other industrial Estates. The study also contains inter-location and inter-industry comparison within the Industrial Estates.

The other researchers who works on industrial estates are; Kulkarni (1973), Somsekhar (1975), Bharati (1978), Pareek (1978), Sanghvi (1979), Laavakumar (1980), Raman (1980), Srinivasan (1980), Krishna (1981), Pradhan (1984), etc

Comparative study of Cuncolim and Canacona industrial estates

The Cuncolim IE is established in the year 1990 covering an area of 972,335 m2. and, having SMEs as well as large scale industrial units. Whereas canacona IE is established in the year 1984. It has spread over an area of 143,310 m2 and is ideal for small scale industrial units. South Goa is the location of both the industrial estates.

Objectives

to analyze the infrastructure facilities available for smooth operation of industrial units operating in Cuncolim and Canacona industrial estates.

Methodology:

The study sample consists of 25 per cent of the functioning units from both of the industrial estates. The information collected has been analyzed by assigning appropriate weight to draw inference. The study covers the year 2010. Source of information is based on primary as well as secondary. Information collected is analysed by using Centrality Index.

$$CI = OS \div MX \times 100$$

Where: OS= Observed score & MX = Maximum score.

This study is divided into three sections:

- 1) Profile of sample units of Cuncolim and Canacona Industrial Estates.
- 2) Study of responses of the sample units regarding infrastructure available in Cuncolim and Canacona Industrial Estates for smooth functioning of business units.
- 3) Study of Operational efficiency of sample units.

Table 4.1
Showing capacity utilization of the units selected

Capacity Utilization	Cuncolim	Canacona
Less than 40 %	Nil	Nil
Exceeding 40% Less than 50%	Nil	Nil
Exceeding 50% Less than 90%	12%	40%
Above 90%	88%	60%
Type of Unit		
Small scale	88.23	100
Medium scale	11.77	-

Source: Field study.

88 per cent of the sample units are operating at the capacity which is above 90 percent and 12 percent are between 50 to 90 percent capacity in Cuncolim Industrial Estate. In case of canacona Industrial Estate 60 percent are operating above 90 percent capacity whereas 40 per cent range between 50 percent – 90 percent capacity. Out of the units selected from Cuncolim industrial estate 88.23% are small scale and 11.77% are medium scale. Whereas all are small scale of Canacona IE.

Comparative statement (Table 4.2) depicting, CI of infrastructural facilities in Cuncolim and Canacona Industrial Estate.

Table 4.2

Sr no.	parameter	Cucolim IE (CI)	Canacona IE (CI)
1	Sufficient power supply	13.97	34.73
2	Sufficient water supply	4.09	24.81
3	Well maintained roads	4.94	24.81
4	Communication facilities	17.03	24.81
5	Banking facilities	17.03	24.81
6	Warehousing	-10.51	-14.14
7	Cold storage	-13.51	-24.82
9	Truck terminance	16.01	24.82
10	Canteen	19.93	9.92
11	Proper sewage system	4.89	24.82
13	disposal industrial waste	-14.94	4.96
14	ESI medical facilities	17.04	-24.82
15	Transport facilities	17.04	24.82

Source: self compilation

The cuncolim IE requires common facilities of warehousing and cold storage. Moreover, Planning is necessary for disposal of hazardous industrial waste. However it is equipped with facilities of Banking, Canteen, and ESI medical. As Cuncolim IE is large in respect of area covered as well as number of units functioning, need for water and electricity is also more. Canacona IE consists of small industrial units hence, common facilities may not be the constraint for the industrial units but medical facility is required. However, available infrastructure in both the IE is conducive for smooth operation of business units.

Section 3: Operating efficiency of the units functioning in Cuncolim and Canacona Industrial Estates is assessed by considering demand for material, requirement for working capital, operating capacity, orders executed, demand for final product, employment opportunity created and profit margin. A growing business unit will have positive indication to the above aspects of operational efficiency.

Comparative operational efficiency Index is shown in the following table:

Table 4.3: Assessment of operational efficiency

Variable	Assessment of operational efficiency (CI)	
	Cuncolim (IE)	Canacona (IE)
Demand for material	13.47	14.70
Employment opportunities	8.29	11.76
Requirement for working capital	14.80	10.29
Sales revenue	13.47	14.70
Capacity Utilization	8.29	10.29
Orders executed	14.80	14.70
Demand for final product	13.47	14.70
Profit margin	13.47	14.70

Source: self compilation

CI of Demand for final product, Profit margin, Orders executed, Sales revenue is significant for both the IEs. However marginal increase in capacity utilisation has reflected in marginal increase in employment opportunities in both the IEs. The study reveals that needed infrastructure is available in both the IEs. Besides; high quality infrastructure enhances the operational efficiency of Industrial units operating in IE

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