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NOTIFICATION

No.P-19020/6/2025-C&I, Aizawl, the 21st August, 2025: In the interest of public service and as approved by the Council of Ministers conveyed vide. No.J.11011/2/2025-POL dt. 20.08.2025, the Governor of Mizoram is pleased to notify “**The Industrial and Investment Policy of Mizoram, 2025**” with immediate effect as follows:-

1. Introduction

Mizoram, nestled in the northeastern region of India, represents a frontier of untapped economic potential. Its strategic location— bordering Myanmar and Bangladesh—positions it as a vital trade corridor under India’s Act East Policy. The state is characterized by high literacy rate, rich cultural heritage, a peaceful environment, and a youthful population, all of which contribute to its promise as a future hub of industry and commerce. Recognizing these intrinsic advantages, the Government of Mizoram has consolidated the Mizoram Sustainable Investment Policy, 2024 and the Industrial Policy of Mizoram, 2025 into this unified Industrial and Investment Policy, 2025. This policy aims to systematically guide industrialization, attract responsible investment, and harness the state’s human and natural resources for sustainable and inclusive development.

2. Vision and Mission

The vision of this policy is to establish Mizoram as a preferred investment destination grounded in sustainability, innovation, and inclusivity. The mission is to create an enabling environment that supports industrial growth, enhances competitiveness, promotes entrepreneurship, and delivers employment opportunities, all while maintaining ecological integrity and social equity.

3. Objectives of the Policy

The principal objectives of this policy are to:-

- Attract investments aligned with the state’s economic strengths and environmental priorities
- Promote entrepreneurship in the state
- Strengthen micro, small, and medium enterprises (MSMEs) as the backbone of industrial development
- Develop a robust industrial infrastructure network, including Special Investment Zones (SIZs)
- Streamline governance mechanisms through institutional frameworks and single-window systems

- f) Support green practices and technologies to ensure sustainable industrial growth.
- g) Create a stable and investor-friendly ecosystem that ensures transparency, policy continuity, and ease of doing business.
- h) Maximize economic impact by facilitating high-return, value-added investments that contribute to employment generation and GDP growth.
- i) Facilitate a transparent and effective financial investment facilitation services for the best interest of the investor and the public at large.

4. Institutional Framework for Implementation

Implementation of this policy shall be overseen by the following institutional mechanism designed to ensure coordination, transparency, and efficiency: -

- 4.1 **Commerce & Industries Department (C&I)** shall serve as the nodal department for all industrial development activities, including MSME support, infrastructure oversight, and policy enforcement.
- 4.2 **Planning & Programme Implementation Department** shall function as the nodal department for broader investment policy coordination and interdepartmental harmonization.
- 4.3 **Single Window Clearance Authority (SWCA)**, established under the Mizoram Ease of Doing Business Act, 2022, shall provide end-to-end facilitation and clearance services through a unified digital portal.
- 4.4 **Investment Promotion Agency (IPA):** IPA shall be set up as a dedicated facilitation and aftercare agency to support investors from outside the state and indigenous investors with investment above a threshold decided by the Government from time to time, before, during, and after their investment journey. It shall be an autonomous agency set up either under Section 8 of the Companies Act, 2013 or as a Society under The Mizoram Societies Registration Act, 2005 or Statutory Body under the Government ensuring strategic governance framework to attract and facilitate sustainable investments.

The IPA will serve as a single-window agency responsible for investor facilitation, policy advocacy, trade promotion, and post-investment services. Key mandates include:-

- a) Promoting domestic and foreign investments across priority sectors.
- b) Streamlining regulatory clearances and Ease of Doing Business (EODB).
- c) Offering aftercare services and resolving investor grievances.
- d) Enhancing export capabilities and engaging with national/ international stakeholders.
- e) Supporting infrastructure development and skill building initiatives.
- f) Preparing operational guidelines of the industrial & investment policy, standard documents and procedure for facilitation for different investment proposals/projects.
- g) Conducting research and collaboration with various institutions for investment, research and development on certain specific investible items.
- h) Explore setting up of Infrastructure Investment/Finance Company through Alternate Source of Funds or Non-Banking Finance Companies or other available sources for financing working capital requirements of industries, and also catering and registering the investment amount being invested in the state.
- i) Facilitate a transparent and effective financial investment facilitation services for the best interest of the investor and the public at large.

A vital function of the IPA would be for tracking the actual investment inflows into the

state and monitoring the benefits extended by the government. It will promote transparency in land allocation, financial expenditure, and capital budgeting, enabling accurate assessment of investment amounts, profitability, and overall financial health of projects.

The IPA will be headquartered in Aizawl with outreach capabilities in other states and will collaborate with other strategic partners to drive investment and economic growth in the state.

5. Potential Sectors for Investment and Industrial Development

The Government of Mizoram has identified the following potential sectors for their ability to generate employment, leverage local resources, and contribute to sustainable growth:-

- a) Agro and Food Processing Industries
- b) Bamboo and Forest-Based Industries
- c) Handloom and Handicrafts
- d) Textiles and Garment
- e) Tourism and Wellness Industries
- f) Information Technology and IT-enabled Services (ITES)
- g) Sports-Related Industries
- h) Plantain Fiber and Hill Broom Processing and Marketing
- i) Tea, rubber, coffee and plantation-based industries
- j) Clean and Green Energy
- k) Legal Process Outsourcing and Higher Education Services
- l) Entertainment and Music Industries
- m) Packaging Industries
- n) Animal Husbandry, Dairy, and Allied Activities
- o) Education and Skill Development
- p) Power and Renewable Energy
- q) Transport and Logistics
- r) Healthcare Sector
- s) Waste Processing and recycling
- t) Any other Industry to be notified by the Government in this regard from time to time.

6. Provision, Utilization & Development of Land

The State Government is focused on accelerating infrastructure projects including the development of road networks, power supply, telecommunications, and industrial clusters to bolster the state's industrial landscape. In addition, there is a concerted effort to earmark and map industrial areas utilizing Geographical Information System (GIS) technology, which will be synchronized with the Industrial Land Bank for enhanced planning and allocation. Furthermore, the Government is committed to developing dedicated industrial parks equipped with modern amenities and plug-and-play infrastructure to attract and facilitate investment, thereby creating a conducive environment for industrial growth and development. In this regard the Policy earmarks the following initiatives.

- 6.1 Existing Industrial Parks and Estates:** The Government shall undertake the systematic modernization and expansion of existing industrial parks and estates. A thorough evaluation shall be undertaken to revamp industrial areas, aiming to establish them as investment-friendly economic hubs. This evaluation will include an inspection of existing lease agreements, the identification of distressed units, and the formulation of appropriate revitalization proposals. These parks, administered by the Commerce &

Industries Department, shall be upgraded to include plug-and-play facilities, flatted factory modules, incubation centers, and common facilities such as tool rooms and testing labs. They shall continue to be governed by the prevailing Government Act and Rules concerning allotment inside industrial areas.

6.2 Ongoing Development of Land Banks for Industrial and Investment Use: The Government shall continue to develop and institutionalize a dedicated Land Bank to support industrial development, investment facilitation, logistics, and related infrastructure services. This Land Bank will function as a strategic asset for the State, employing GIS-based mapping and analytical tools to systematically inventory, classify, and monitor land parcels across districts. It shall be regularly updated to reflect changes in land size, legal and ownership status, sectoral suitability, and infrastructure readiness. The Land Bank will serve as an internal mechanism for data-driven planning, efficient land allocation, and infrastructure provisioning in alignment with the State's industrial and economic development objectives.

6.3 Special Investment Zones for Investors: To further facilitate investments from the private sector from inside as well as outside the state while still taking care of the protection provided by The Bengal Eastern Frontier Regulations of 1873, the State of Mizoram proposes to foster special 'investment zones. The Policy will enable the following:-

- a) **Land pooling for investment zones:** Special Investment Zones will be created within the State which shall be opened for lease of land to non- indigenous parties that meet certain entry and operational conditions within the State. These zones will include –
 - (i) areas created from land that vests with the State Government as part of common 'pool', as elucidated in the Mizoram Government Land Pooling and Management Scheme, 2018;
 - (ii) besides government lands, private citizens belonging to the state of Mizoram who own surplus lands shall also be able to pool such lands into the system;
 - (iii) any area of land obtained or acquired by the Government for the purpose of setting up special investment zones;
 - (iv) Industrial areas, parks and estates in the State that are administered under Commerce and Industries Department.
- b) **Investment zone support services:** These zones will also foster support services such as fast-tracking business registrations in the State, GST registrations, fast-track processing of GST, other permits etc. For the most part, these zones will also be 'pre-cleared' in terms of several provisions – notably environmental clearance for specified groups of activities and have ready data for ease of approvals such as consent to establish and operate.
- c) **Applicability of benefits:** While indigenous entrepreneurs can avail of the benefits of this Policy anywhere within the State, non-indigenous entrepreneurs can avail of the benefits predominantly within the designated investment zones.
- d) **Income sharing:** Since investors will be leased land from the pool (Government or private), provision will be made for all contributors to the pool to partake in the income generated from lease of such lands. The terms of such should be arrived at on a case-to-case basis through a legally binding Memorandum of Agreement (MoA).
- e) **Investment Zone Infrastructure Development:** Investment Zones shall be developed as infrastructure-ready sites equipped with core utilities including all-weather road access, reliable power supply, wastewater and drainage systems, bulk water connectivity, and advanced digital infrastructure comprising fiber-optic networks and satellite-based systems (including

Low Earth Orbit and conventional satellites). The development of these zones may be undertaken through public funding, private sector participation, or hybrid Public-Private Partnership (PPP) models, as deemed appropriate.

6.4 Industrial Plot Allotment within declared industrial and investment areas/estates/growth centers/zones: The Government shall enable the provision of land allotment to local entrepreneurs within declared industrial areas for a term not exceeding 33 years at one time up to 99 years subject to conditions of investment. The investment conditions shall include not only the retention of land ownership by the government but also milestones for the investor to comply with and fulfill their investment undertakings, as well as the possibility of converting it to equity and takeover. This initiative aims to promote local entrepreneurship and provide long-term security for businesses, facilitating investment and development in the region. The policy prioritizes the allocation of industrial plots to start-ups that successfully complete incubation, further supporting the growth of micro, small, and medium enterprises (MSMEs) in the state. Notwithstanding the above, the Government shall retain the discretion to allot industrial plots to other eligible investors for a period not exceeding fifty years, as deemed appropriate.

6.5 Lease of Land to non-indigenous investors:

- a) Availability of land is the primary requisite for most investments. In this regard, joint ventures / firms / companies who are investors from outside the state of Mizoram are allowed to enter into a lease agreement with landowners who may be government/ community/ private with the previous sanction of the State Government. This would be governed by the Mizoram (Land Revenue) Act & Rules, 2013 as amended from time to time and other notifications in this regard.
- b) The lease of land to non-indigenous investors will be permitted under the following conditions:
 - (i) The Government of Mizoram will specify the term of lease granted to a lease-holder not exceeding thirty-three years at one time depending on the project life and not shorter than one year subject to investment conditions. The term of lease granted can be renewed as per the decision of the Government of Mizoram on an application made in this regard. The land will revert to the State / the private owner of the land on expiry of the lease.
 - (ii) That the land is used for a period of lease only for the purposes for which it is leased.
 - (iii) Sub-leasing of land will be permitted only for ancillary industries.
 - (iv) Leasing to individuals (indigenous as well as non-indigenous) for residential purposes shall not be permitted.
 - (v) The purpose for which the land is provided must be realized within a period of two years from the date of allotment, which may be extended to five years on a one-time basis. The lease will stand cancelled in case of failure to commence operations in the stipulated time.
 - (vi) Investments in the form of joint ventures, partnerships, LLPs, etc., on private land would be contingent upon retention of land ownership by the private indigenous land owner who would need to hold at least 51% of the paid-up capital, requiring minimal government intervention.

6.6 Industrial Infrastructure Development and Maintenance Fund (IIDMF): The Government shall create IIDMF to support the development and regular maintenance, renovation, and sustainability of industrial estates and SIZs. Contributions to this fund shall come from a mix of government allocations and user charges collected from occupants of industrial zones. The fund shall be administered by the Commerce & Industries Department in coordination with local management authorities.

6.7 Facilitating Promoters for Infrastructure Development: The State of Mizoram is also a participant in several of Government of India's schemes on development of infrastructure. These schemes largely entail the development of large-scale infrastructure in terms of logistics, power, mobility etc. While Government of Mizoram will attempt to advocate the need for relaxed or more geographically relevant norms for infrastructure in the northeast, as highlighted in the Harmonized Master List for Infrastructure, there will always be the need for investors to be facilitated from outside Mizoram to establish such facilities. To this extent, the State Government shall set forth a list of potential promoters who have a proven track record in India in so far as development, operations and management of such infrastructure is concerned. Such promoters shall, upon their empanelment by the State Government be permitted to open branch offices within the State at locations of their preference on rent basis. Further, moveable assets can be situated in any part of the State, provided that the concerned Department has engaged such entrepreneur through any kind of Public Private Partnership arrangement.

6.8 Project Co-Option and Asset Management Framework: In certain cases, where the State Government is of the view that a project is of strategic and economic importance to the State, the asset under such project, even if owned by a private individual, can be co-opted by the State Government for seeking private sector investment. Such co-opting may be in the form of –

- a) Additional equity infusion to the project, retaining the original proponent's interest in the project; or
- b) Acquisition of the project assets at replacement cost or market value of the project, in case the original proponent is not able to take the project to fruition.

The Government of Mizoram would take a decision on (i) identification of such project and (ii) course of development to be followed, i.e., equity infusion or acquisition of assets.

An Asset Management Agency may be engaged for the above purpose which would form a Special Purpose Vehicle (SPV) and may be adequately represented by the State Government.

The mandate of this SPV shall be to –

- a) Identify potential projects of strategic and economic importance to the State
- b) Assess if the current state of development of the project warrants the need to 'step in' by the State
- c) Identify projects that can be taken up on Public Private Partnership basis, depending upon the proponent's request for such proposals
- d) Identify potential cases which can be addressed through Swiss Challenge Method
- e) Facilitate, for and on behalf of the project asset owner, Public Private Partnership agreements, including –
 - (i) appointment of suitable consultants for technical, financial and legal feasibility;
 - (ii) empanelment and/or appointment of transaction advisors including retention of any panel by Government of India;
 - (iii) creation of concession agreements;
 - (iv) Closure of concession agreements (point where concession offering authority and private party reach the agreement);
 - (v) Assist in financial closure of the State for in-State (domestic resources);
 - (vi) Empanelment and/or appointment of independent engineer and/or other assurance parties;
 - (vii) Such other appurtenant tasks associated with PPP arrangements;

- (viii) Take up the planning, development and construction and development of investment zones either by itself, or through third parties through concession agreements;
- (ix) Assess means of raising capital from capital markets including INVITs, investor funds etc.;
- (x) Acquisition of distressed assets and completion of projects, including finding other potential investors.

6.9. Engaging into PPP Arrangements where Necessary:

- a) Projects proposed by different Departments and offices of the Government of Mizoram that involve an investment of over ₹10 crore by the private sector may be considered for implementation through Public-Private Partnership (PPP) arrangements. For projects requiring an investment below ₹10 crore, the concerned Department or office may constitute an appropriate mechanism at the level of the concerned Minister to consider such projects in alignment with the principles laid down in this Policy.
- b) The State Government shall explore possible transaction structures that may be adopted for implementing projects through PPP arrangements, including examining the legislative feasibility of adopting specific structures within the context of Mizoram.
- c) A comparative framework shall be developed by the State Government to determine the suitability of taking up a project under a PPP arrangement. Such framework would examine, inter-alia –
 - (i) The financial implications of taking up this work through regular budgetary sources vis-à-vis the option of doing this through PPP over its intended lifecycle;
 - (ii) Capacity of the Department or office concerned;
 - (iii) Potential infractions, if any, with respect to Bengal Eastern Frontier Regulation, 1873, or any other law in effect at the time;
 - (iv) Sustainable management of the natural resources and environment of the State;
 - (v) Contract management capabilities of the proponent Department;
 - (vi) Conditions of concession agreements that are regularly in use.
- d) The State Government shall consider the need for changes in existing laws or practices, if required, to facilitate the effective implementation of PPP projects under this Policy.
- e) The State Government shall review and strengthen the arbitration, mediation, and conciliation mechanisms available within the State to address disputes that may arise in the implementation of PPP projects, ensuring timely and efficient resolution in line with best practices.

7. Investment Scaling and Entry Conditions

- a) The Policy recognizes that each sector would work across different scales of business, and that in Mizoram, there is a need to promote local entrepreneurship and local MSMEs. To this end, the 'micro-scale' of enterprises may be retained exclusively for indigenous entrepreneurs, while larger scales be allowed for non-indigenous entrepreneurs as well, subject to prescribed investment floors and ceilings. In some cases, both indigenous and non-indigenous entrepreneurs will be facilitated, but in situations where all things considered, the investment proposal from indigenous and non-indigenous entrepreneur carry equal merit in terms of –
 - being able to generate revenues for the State by way of Goods and Service Tax
 - being able to generate employment locally
 - being able to adhere to principles of sustainability
 - being able to exhibit fiscal adequacy to maintain operations

- being able to use technology required for the operations
 - then preference will be accorded to the indigenous entrepreneur in such terms. These sectors may include, inter alia

Sector	Size of investment as defined by MoMSME			
	Micro	Small	Medium	Large
Primary Sector				
Bamboo – cultivation, processing, creation of food or non-food items				
Horticulture – primary food production, packaging				
Sericulture – primary production and weaving				
Palm Oil production, packaging, marketing and export				
Piggery, poultry, cattle & goat rearing – Milk, egg, meat production, preservation and export.				
Production of offal waste derived products, bone meal, rendering waste, animal feed etc. from animal slaughter				
Rice production, milling and export				
Cold chains & agricultural warehousing				
Other agrarian industries				
Export processing, including warehousing, inland container depot, cold chain				
Secondary Sector				
Food processing – production of preserves, processed foods				
Silk and fabric processing – blended forms of silk, production of readymade products – production, marketing and export				
Textile, garments and fashion				
Sports goods manufacturing				
Wines and spirits – production, marketing and export (markets outside Mizoram)				
Light engineering & fabrication				
Handicrafts				
Prefabricated construction material and elements				

Sector	Size of investment as defined by MoMSME			
	Micro	Small	Medium	Large
Tertiary Sector				
Printing and publishing (English and other languages using Romanic script)				
Education – preparation and production of content for both books as well as for digital media				
Film, digital media & post processing				
Entertainment & music				
E-Commerce, warehousing and supply chain management, commodities trading				
Banking, Financial Sector and Insurance work				
Transport & infrastructure ¹ (roads, ropeways, logistics, power, mass transit, water supply)				
Tourism, hospitality & leisure				
Sports & athletics				
Healthcare				
Skill training (general)				
Specialized skill training (associated with specialized equipment)				
Research & Higher Education				
Quality testing and certification				
Private 5G networks, LoRa deployments				
IT based support or agglomeration services for retail and/or other services				
Data warehousing				
Legal and other process outsourcing				

LEGENDS:



: Local (indigenous) entrepreneurs to be exclusively promoted.



: All entrepreneurs to be entertained but all other things equal, preference to be given to the indigenous entrepreneur.



: Entrepreneurs from all over India and abroad to be treated equally.

- b) However, channels of indirect investment will remain open to all investors. These channels would largely manifest in the form of local entrepreneurship development funds, maintained by the Government of Mizoram. These funds will be used predominantly for –
- Improving entrepreneurial education for young indigenous entrepreneurs;
 - Extending line of credit and credit guarantee facilities for indigenous entrepreneurs;
 - Incubation of new ventures;
 - Helping small or medium enterprises scale up and find other investors;
 - Such other purposes as may be deemed appropriate by the Government.

8. Fiscal and Non-Fiscal Incentives

The Government of Mizoram shall extend a comprehensive package of incentives to eligible industrial units and investors in the form of fiscal and non-fiscal incentives, operational support, and tax reimbursement.

8.1. The following incentives shall be disbursed only after the commencement of commercial operations –

Sl. No.	Name of subsidy	Eligibility	Amount Claimable
1	Land Development Subsidy	New MSME unit established inside Notified Industrial Area within 5 yrs of existence.	25% of the amount spent by the unit on development of undeveloped land allotted to MSME, with an upper ceiling of ₹10 Lakh, provided that prior approval of the Govt. of Mizoram on the plan and estimate for land development shall be obtained.
2	Subsidy on Factory Building	New MSME unit established inside Notified Industrial Area within 5 yrs of existence.	25% of the amount spent by the unit on construction of factory building on land allotted to MSME, with an upper ceiling of ₹15 Lakh, provided that prior approval of the Govt. of Mizoram on the plan and estimate for factory building shall be obtained
3	Interest Subsidy	New MSME unit.	<p>i) Interest on term loan paid by an industrial unit shall be subsidized up to a maximum of 5% per annum for an initial period of 5 years.</p> <p>ii) Subsidy shall be limited to a claim on a total amount not exceeding ₹10 Lakh paid by an industrial unit towards interest on term loan in a full year.</p> <p>iii) If the unit avails interest subsidy under any other Central/State government scheme, only the shortfall amount, if any, will be applicable for interest subsidy.</p> <p>iv) Regular re-payment of loan shall be a mandatory requirement.</p>

4	Water Subsidy	New MSME unit for a period of 5 yrs from the date of commencement of production	<p>i) 60% of total expenditure on water consumption in case of micro enterprises, with an upper ceiling of ₹10 Lakh per annum.</p> <p>ii) 25% of the total expenditure on water consumption in case of small enterprises, with an upper ceiling of ₹10 Lakh per annum.</p> <p>iii) 15% of the total expenditure on water consumption in case of medium enterprises, with an upper ceiling of ₹10 Lakh per annum.</p>
5	Power Subsidy	New MSME unit for a period of 5 yrs from the date of commencement of production	<p>i) 60% of total expenditure on power consumption in case of micro enterprises, with an upper ceiling of ₹20 Lakh per annum.</p> <p>ii) 25% of the total expenditure on power consumption in case of small enterprises, with an upper ceiling of ₹20 Lakh per annum.</p> <p>iii) 15% of the total expenditure on power consumption in case of medium enterprises, with an upper ceiling of ₹20 Lakh per annum.</p>
6	Subsidy on Power Line and Transformers	New MSME within 1 yr from the date of commencement of production	50% of the actual expenditure to a ceiling of ₹5 lakh per unit.
7	Subsidy on Captive Power Generating Set	New MSME within a period of 5 yrs from the date of commencement of production.	50% of the cost of Captive Power generating set and installation charge (including renewable source of energy) thereof subject to a ceiling of ₹7 Lakh per unit.
8	Subsidy on transportation of Plants & Machineries	New MSME within 1 yr from the date of commencement of production	50% of the actual cost of transportation by railway or on road or both of plants and machineries.
9	Incentives for Skilling/Re-skilling	New MSME unit on a case-to-case basis; proposals must include details of trainees, training location, skills to be upgraded, expected outcomes, and training costs.	<p>Covers upto 50% of training expenses with a ceiling of ₹2 Lakh per training per annum.</p> <p>Prior Government approval must be obtained for attending the training. This shall not include training sponsored by GoMz or GoI or any other organisation where all the training expenses are borne by the sponsoring organisation.</p>

10	Incentives for IT/ITES Sector:	New MSME engaged in IT/ITES Sector for a period of 5 yrs from the date of commencement of production.	<p>i) Rental Subsidy: Reimbursement of 50% of monthly office space rental for a period of 3 years, subject to a ceiling of ₹1.5 Lakh per annum for MSMEs operating in notified IT zones or approved incubation centers.</p> <p>ii) Tech Infrastructure Support: 25% subsidy on subscription charges for eligible cloud services used for hosting applications and platforms (up to ₹1 Lakh annually for 2 years).</p>
11	State GST Reimbursement	New MSME within a period of 5 yrs from the date of commencement of production.	SGST reimbursement for manufacturing Micro, Small & Medium Enterprises on the net SGST paid, other than the amount of tax paid by utilization of input tax credit, for a period of 5 years from the date of commencement of commercial production. Claim of the SGST reimbursement should be made within 6 months from the date of filing SGST returns.
12	Incentives for Market Promotion	MSMEs	Reimbursement of up to 30% stall rental (maximum ₹1 lakh per trade fair) for participation in national and international trade fairs; subject to prior approval of the government and maximum participation in 2 trade fairs per MSME.
13	Power Tariff and Utility Support	MSMEs	<p>Investors shall be entitled to avail themselves of the industrial tariff category as determined and notified by the Mizoram Electricity Regulatory Commission (MZERC).</p> <p>Dedicated industrial feeders shall be established in notified industrial areas and Special Investment Zones. The Government shall encourage the installation of captive renewable energy systems. Additionally, industries implementing energy efficiency and conservation measures shall receive priority for government incentives.</p>
14	Green Incentives	<p>The Government is committed to strict environmental compliance and will actively support research and development in green technologies. All incentives under this section shall be notified and updated from time to time, ensuring alignment with emerging environmental standards and sustainability goals.</p>	

14(a)	Wastewater and Effluent Management	New MSME within a period of 5 yrs from the date of commencement of production.	Capital subsidy of up to 50% shall be provided for the construction and installation of Effluent Treatment Plants (ETPs), Zero Liquid Discharge (ZLD) systems, and other wastewater recycling facilities to minimize water pollution. Subject to upper limit of ₹10 Lakh.
14(b)	Solid Waste and Plastic Recycling	New MSME within a period of 5 yrs from the date of commencement of production.	Financial support of ₹5.00 lakh per unit shall be granted for establishing infrastructure dedicated to industrial solid waste management and plastic recycling.
14(c)	Pollution Control Measures	New MSME within a period of 5 yrs from the date of commencement of production.	A 25% capital subsidy shall be offered for the deployment of certified Pollution Control Devices (PCDs) addressing air, water, and noise pollution.
14(d)	Green Building and Retrofitting	New MSME within a period of 5 yrs from the date of commencement of production.	Additional subsidies shall be extended to industries adopting GRIHA/LEED-certified green building standards and undertaking green retrofitting projects to enhance energy efficiency and environmental performance.

8.2. Incentives for expansion and upgradation: The Government may, through a separate notification, extend the above incentives to MSMEs for expansion and upgradation as it deems fit.

8.3. Marketing and Branding Support: In order to enhance market feasibility and competitiveness of local enterprises, the Government shall extend the following support:

- a) Launch of a “Made in Mizoram” certification and branding scheme to promote local products in domestic and export markets;
- b) Organization of buyer-seller meets, vendor development programmes, and export readiness workshops;
- c) Promotion of e-commerce platforms, logistics integration, and digital market access solutions.
- d) Government of Mizoram shall undertake a brand promotion policy to ensure that products and services made in or offered from Mizoram carry their own brand and may also appoint one or more brand ambassadors to carry the brand of Mizoram as a viable investment destination as well as branding of products and services that emanate from the State.
- e) Invest in Mizoram promotional materials will be prepared for dissemination at strategic locations and summits will be conducted at major cities within and outside India

8.4. Customized Incentives: The Government may consider customized incentives for projects with a minimum initial investment of ₹25 crore for setting up industrial units that are deemed under focus sectors of the Government flagship programmes by the Government.

9. MSME Development Framework

Micro, Small and Medium Enterprises form the foundation of Mizoram’s industrial

economy, comprising over 99% of the business base. A dedicated framework for MSME promotion shall include: -

- 9.1. Legal Framework:** A Mizoram-specific MSME Facilitation Act shall be enacted to enable simplified registration, self-certification, and protection mechanisms.
- 9.2. AMEn Scheme (Accelerating Micro Enterprises):** The AMEn scheme is a flagship initiative to provide end-to-end business support to aspiring micro-entrepreneurs. Under this scheme, trained community-based facilitators known as Bankaitu shall assist BANTU (Business Aspirants Unit) in all business processes including documentation, registration, financing, licensure, and mentoring. AMEn will integrate institutional credit access with a 100% credit guarantee coverage for micro-units.
- 9.3. Cluster Development:** Industry-specific MSME clusters will be supported with common facility centers, raw material banks, and shared service platforms.
- 9.4. Procurement Preference:** As per the Mizoram Procurement Preference Policy for Micro and Small Enterprises (MSEs), 2025 the Government of Mizoram shall reserve a minimum of 25% of its annual procurement for Micro and Small Enterprises (MSEs) registered and operational within the State and employing at least 70% local workforce. Such eligible MSEs shall be granted a price preference of up to 12% over the lowest out-of-state bid and shall be exempted from payment of tender fees and Earnest Money Deposits (EMD). In cases of bid ties, preference shall be accorded to Mizoram-based MSEs.
- 9.5. Access to Land and Finance:** MSMEs shall be prioritized in land allotments within industrial estates and provided with subsidized collateral-free financing support in partnership with banks and NBFCs.

10. Start-up and Innovation Promotion

Recognizing the role of innovation in industrial growth, the Government of Mizoram shall take proactive steps to develop a vibrant start-up ecosystem:

- Establish and support business incubation centers across educational and technical institutions;
- Provide seed funding and early-stage capital through a State Start-up Fund;
- Encourage technology-based ventures in IT, biotech, agrotech, renewable energy, and creative industries;
- Offer preference in land and infrastructure allotment to start-ups graduating from state-recognized incubators;
- Promote research-industry linkages and participate in national innovation networks.

11. Ease of Doing Business

The SWCA shall operate as a unified digital interface for all industrial approvals, including land allotment, construction permits, utility connections, and statutory registrations. Time-bound service delivery, standard operating procedures, and automated grievance redressal shall be institutionalized under the Mizoram Ease of Doing Business Act, 2022.

12. LOCAL LEVEL FACILITATION

- 12.1. Enabling Communication:** The Policy also acknowledges the need to ensure appropriate and fluent communications between indigenous and non-indigenous persons to facilitate smooth operations. To this end, Government of Mizoram will endeavour to establish language learning

nodes – which would impart business level speaking and communications in English, Hindi and Mizo for both entrepreneurs and workers. These nodes would be recognized under Schedule VII under Section 137 of Companies Act, 2013 and can therefore be treated as being compliant with the purpose of Corporate Social Responsibility.

- 12.2. Quality Certification:** Government of Mizoram would undertake to enable the presence of as many NABL certified entities to enable quality testing and certification, all over the State (and not necessarily within the investor zones) whose services can be availed by investors as well as local entrepreneurs for testing and certifying products and services. This will be supported by quality control training through the appropriate agencies.

13. Integration with Other Policies

The Industrial and Investment Policy of Mizoram, 2025 with regards to its applicability on investment-related matters and procedural methodologies, integrates with existing state policies, acts, and rules, to ensure that there is consistency and clarity in the regulatory framework for investors.

- a) As previously stated, matters concerning land use would be governed by the following as amended from time to time –
 - (i) Mizoram (Land Revenue) Act & Rules, 2013
 - (ii) Mizoram Government Land Pooling and Management Scheme, 2018
- b) In regards to the setting up of industries or business units and allotment of land within industrial estates, the provisions under the prevailing Mizoram Industrial Area (Management, Regulation & Control) Act.
- c) The following Mizoram labour laws will also apply as amended from time to time –
 - (i) The Mizoram Minimum Wages Rules, 1992
 - (ii) The Mizoram Payment of Wages Rules, 1992
 - (iii) The Mizoram Trade Union Regulation, 1992
 - (iv) The Mizoram Contract Labour (Regulation & Abolition) Rules, 2004
 - (v) The Mizoram Inter-State Migrant Workmen (Regulation of Employment & Conditions of Service) Rules, 2005
 - (vi) The Mizoram Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Rules, 2008
 - (vii) The Mizoram Employees Compensation Rules, 2009
 - (viii) The Mizoram Child Labour (Prohibition and Regulation) Rules, 2010
 - (ix) The Mizoram Shops & Establishments Rules, 2011
 - (x) The Mizoram Factories Rules, 2014
- d) Other state policies that are concurrent to the Investment Policy include –
 - (i) Mizoram State Logistic Policy, 2022
 - (ii) The Mizoram Ease of Doing Business Act, 2022
 - (iii) Mizoram State Policy on Skill & Entrepreneurship Development, 2018
 - (iv) Solar Power Policy of Mizoram, 2017
 - (v) The Mizoram Wood Based Industry (Establishment & Regulation) Rules, 2017
 - (vi) Mizoram Eco-Tourism Policy, 2017
 - (vii) Mizoram Responsible Tourism Policy, 2020
 - (viii) Mizoram Bamboo Policy, 2002 etc.

Various other sector policies such as agriculture & horticulture policy, food processing policy, sports policy, startup policy, tourism policy etc. that may be formed or revised hereafter shall be integrated with this Policy.

14. Partaking in India's Trade Agreements

Mizoram, as part of its Sustainable Investment Policy, acknowledges the significance of India's bilateral and multilateral agreements in fostering economic development. The state shall actively seek opportunities to participate in and make effective use of such agreements to enhance investment inflows, promote technological advancements, and facilitate the exchange of knowledge. The government of Mizoram is committed to creating a conducive environment for businesses to leverage the benefits arising from India's engagements in bilateral and multilateral forums.

15. Technology Adoption and Innovation

The government aims to boost productivity and competitiveness by encouraging adoption of modern technologies like Internet of Things (IoT), Artificial Intelligence (AI), and blockchain. It plans to establish technology incubators and innovation hubs to support startups and research institutions. The Government will leverage the State's rich biodiversity for biotechnology creating incubation centers and partnerships to position the state as a hub for innovation and sustainable resource use.

16. Industrial Emission

16.1. New Industries in Critically Polluted Areas (CPAs): The State shall endeavour to develop an Action Plan for setting up new industries in Critically Polluted Areas (CPAs).

16.2. Setting up of e-waste recycling units: The state shall endeavour to establish e-waste recycling units in industrial areas wherever feasible, ensuring compliance with e-Waste Management Rules.

16.3. Shifting of industries/commercial units to gaseous fuels (CNG/PNG/CBG): Given that gaseous fuels (CNG/PNG/CBG) are less polluting, and considering the implementation of North East Gas Grid Pipeline Project by Indradhanush Gas Grid Ltd. in the State, the Government of Mizoram will encourage the transition of industries/commercial units to these gaseous fuels.

17. Monitoring and Feedback Mechanism

The Government of Mizoram shall adopt a dynamic performance management system for continuous monitoring and evaluation of the policy. Key Performance Indicators (KPIs) such as investment inflow, job creation, project implementation rate, and investor satisfaction shall be tracked using a digital dashboard. Sectoral roundtables and investor outreach sessions shall serve as platforms for stakeholder feedback and adaptive governance.

ANNEXURE – I: DEFINITIONS

1. “Allotment” means allotment of Industrial plot within declared Industrial Areas as per Government of Mizoram Industrial Area (Management, Regulation and Control) Act, 2008 as amended from time to time.
2. “Domicile”, with reference to the State of Mizoram, means any resident of the State, whose family has been residing in Mizoram prior to 26th January, 1950.
3. “Indigenous” means a Tribal who is a domicile of Mizoram.
4. “Infrastructure” means all such sectors which are included in the ‘Harmonized Master List of Infrastructure Sub-sectors’ as notified by Department of Economic Affairs, Government of India and as updated from time to time.
5. Micro, Small and Medium Enterprises – as defined by the Ministry of MSME from time to time.
6. “Lease-holder” means a person who is given a lease of specified tenure to occupy certain parcel of land for specific purpose like industry, educational institution, etc.
7. “Person” includes an individual, a firm, a Company or an association or a body of individuals whether incorporated or not.
8. “State” means the State of Mizoram unless stated otherwise.
9. “State Government” or “Government” means the Government of Mizoram unless stated otherwise.
10. “Tribal” means a person who belongs to one of the Scheduled Tribes for the State of Mizoram and specified as such by an order or orders made by the President of India under Article 342(1) of the Constitution of India in so far as the specification pertains to Mizoram.
11. “Special Investment Zones (SIZs)” mean designated industrial zones developed by the State Government, aimed at attracting investments by providing pre-approved infrastructure, streamlined regulatory processes, and lease-based land access, especially for non-indigenous investors.
12. “Plug-and-Play Infrastructure’ means pre-built industrial units with ready access to utilities like electricity, water, and internet connectivity, aimed at reducing time-to-market for enterprises.

ANNEXURE - II: INDUSTRIAL AREAS**INFORMATION ON INDUSTRIAL AREAS IN THE STATE**

Sl. No.	Name of the Park / Industrial Area	Total Area (in Acre)	Available Area (in Acre)	Sector / Theme	Location	Distance from National Highway	Facilities	Whether Onboarded on IILBS?
1	Industrial Estate, Zuangtui	104.03	NIL	Mixed	Aizawl District, 23.756405, 92.738746	7 min (2.1 km) via Zuangtui - Selesih Rd	road, power supply, water	YES
2	Industrial Growth Centre, Luangmual	253.36	244.73	Mixed	Aizawl District, 23.756567, 92.658585	9.0 KM via MZU Road	road, power supply, water	YES
3	Export Promotion Industrial Park, Lengte	459.57	450.62	Mixed	Mamit District, 23.788729, 92.607979	6 Min (3.1 KM) via Lengte Road	road, power supply, water	YES
4	Bamboo Technology Park, Sairang	43.01	38.86	Mixed	Aizawl District, 23.842666, 92.661404	1 min (6 m)	road, power supply, water	YES
5	Integrated Infrastructure Development Centre (IIDC), Pukpui, Lunglei	25.34	20.17	Mixed	Lunglei District, 22.941128, 92.760343	36 min (12.5 km) via Lunglei-Thenzawl Rd	road, power supply, water	YES
6	Integrated Infrastructure Development Centre (IIDC), Zote, Champhai	24.50	NIL	Mixed	Champhai District, 23.499994, 93.356828	5 hr 38 min (157 km)	road, power supply, water	YES
7	Industrial Estate, Lawngtlai	7.09	NIL	Mixed	Lawngtlai District, 22.515556, 92.894167	6 min (1.5 km) via Chengkaw-lui Rd	road, power supply	YES

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Commerce & Industries Department