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GOVERNMENT OF MANIPUR
SECRETARIAT: TEXTILES, COMMERCE & INDUSTRY DEPARTMENT

NOTIFICATION
Imphal, the 26th May, 2026

No. TnC-2/3/2026-TCI-T,C&I: In exercise of the executive power of the State conferred under Article 162 of the Constitution of India, and in supersession of the Manipur Industrial Estate Rules, 2019 in relation to allotment, management and administration of Industrial Estates in the State, the Governor of Manipur is pleased to notify the following comprehensive policy, namely:—

The Manipur Industrial Estates Policy, 2026 to provide a transparent, efficient and growth-oriented framework for allotment, management, development, utilization and optimisation of industrial land, factory sheds and common infrastructure in the State of Manipur.

This Policy shall come into force from the date of publication in the Official Gazette.

PART–I

PRELIMINARY

1. Short Title, Extent and Commencement:

a) This Policy may be called the Manipur Industrial Estates Policy, 2026.
b) It shall extend to the whole of the State of Manipur.
c) It shall apply to all Industrial Estates, Industrial Parks, Industrial Areas, Growth Centre, factory sheds, industrial plots, clusters and such other industrial infrastructure established, managed or notified by the Government under the Department of Textiles, Commerce & Industry.
d) It shall come into force on the date of publication in the Official Gazette.

2. Definitions:

Unless the context otherwise requires:

(i) "Allotment" means grant of right to occupy and use industrial shed, building or plot under lease, licence or similar arrangement.

(ii) "Allottee" means any person or entity to whom allotment is made and includes approved transferee/legal successor.
(iii) "Committee" means State Level Allotment Committee (SLAC) constituted under this Policy.
(iv) "Department" means Department of Textiles, Commerce & Industry, Government of Manipur.
(v) "Director" means Director of Trade, Commerce & Industries, Manipur.
(vi) "Estate Manager" means the General Manager of the District Industry Centres.
(vii) "Factory Shed / Building" means industrial building or shed created by Government or approved authority for industrial use.
(viii) "Freehold" means ownership rights in respect of Industrial factory, land or premises transferred by the State Government to an eligible allottee, subject to such restrictions, conditions and statutory provisions as mentioned under Clause 19 of this policy.
(ix) "Industrial Estate" includes Industrial Estate, Industrial Park, Industrial Area, Growth Centre or notified industrial cluster.
(x) "Leasehold" means a limited right granted to an allottee to occupy, use and enjoy an industrial plot, factory shed or premises for a specified period, subject to payment of lease rent/premium and compliance with the terms and conditions of allotment.
(xi) "Leasehold rights" shall mean the rights, interests and entitlements of the allottee arising out of the lease granted by the Government and shall not include ownership of the land.
(xii) "MSME" shall have meaning assigned under MSMED Act, 2006 as amended.
(xiii) "Nodal Authority" means Directorate of Trade, Commerce & Industries, Manipur.
(xiv) "Priority Sector" means sector notified by Government for special encouragement.
(xv) "State Government" means Government of Manipur.
(xvi) "Validity Period" means allotment period including approved renewal.
(xvii) Words and expression used but not defined in this policy shall have the meaning ordinarily assigned to them in the context of Industrial Estate Management and where applicable, the meaning assigned to them in the Micro, Small and Medium Enterprise Development Act, 2006 and as amended from time to time.

3. Objectives:

The objectives of this Policy are: —

(a) to provide a transparent, fair and expeditious framework for the allotment, management and utilisation of factory buildings, sheds and plots of land within the Industrial Estates of Manipur;
(b) to facilitate the growth of Micro, Small and Medium Enterprises in the State of Manipur by ensuring ready and affordable access to industrial land and common infrastructure;
(c) to optimise the use of industrial land, which is a scarce resource in the State, by ensuring active utilisation by allottees and enabling flexibility in land use, pooling and transfer;
(d) to promote industrial development by attracting investment from local, domestic and external sources, including through Public-Private Partnership models;
(e) to ensure the maintenance of common infrastructure and the safety of persons and property within Industrial Estates; and

(f) to implement the industrial compliance reduction and deregulation objectives of the Government of India under the DPIIT framework, while safeguarding the developmental interests of the State.

4. Site of factory building:

The factory buildings in the Industrial Estate shall be built for industries at such places/sites as the Government may decide from time to time.

5. Undertakings for allotment of factory buildings:

The factory constructed by the Government of Manipur may be allotted to the Micro Small and Medium Enterprises (MSME) entrepreneurs or similar undertaking related to the Department Textiles, Commerce & Industry which is of public importance, as may be determined by the Director of Trade, Commerce & Industries, Manipur keeping in view of the requirements of the place where an Industrial Estate/Park is set up and the overall development of the State of Manipur. The MSME entrepreneurs of the state who are allotted land (on lease) shall also be permitted to construct factory building/shed as per their requirement provided it is compliant to the statutory and regulatory Act/Rules of the State.

6. Eligibility for allotment of factory building:

(a) The entrepreneurs must be a bonafide citizen of India, who in the opinion of the Director of Trade, Commerce & Industries, Manipur may be able to establish and successfully operate any MSME and to comply with the requirement of these conditions of allotment.
(b) The entrepreneur must not be a defaulter of any Government dues or of any Financial Institutions.
(c) Not more than one shed of "A" type (60x40Sq.ft) or not more than 2(two) sheds of any other type shall be allotted to any single party and shed/sheds allotted should be equipped within two months of the allotment. Land on lease shall be allotted in category "LI" (less than 5,000 sq.ft) and "L 2" (above 5,000 sq. ft) subject to maximum 10,000 sq. ft provided enough vacant land is available for planned development of Industrial Estate. The entrepreneur allotted land on lease should construct the factory sheds and equipped the sheds within 12(twelve) months of the allotment. However, in exceptional cases the allotment committee for allotment of factory building may consider for allotment of factory building in addition to buildings already allotted to the existing MSME entrepreneur in the Industrial Estate, where the committee observes that without such provision the Industrial unit will be hampered in its function, and in the opinion of the committee the past performance of the unit has shown profits in its turnover.

7. Constitution of Allotment Committee:

(a) Applications for allotment of factory buildings, sheds and land on lease within Industrial Estates shall be examined and disposed of by a State Level Allotment Committee constituted as follows: —

i. Administrative Secretary, TCI – Chairperson
ii. Administrative Secretary (Law) / Representative of

	Law Department not below the rank of Joint Secretary	–	Member
iii.	Director TCI	–	Member Secretary
iv.	Estate Manager, concerned Industrial Estate/Park	–	Member

(b) The Committee shall meet as often as required to discharge its functions under this Policy.

(c) The Committee shall be the primary authority for recommending allotments, approving transfers, approving changes in land use, and exercising all other functions specifically assigned to it under this Policy.

8. Application for allotment of factory building:

(a) (i) The application for allotment of building/land on lease in any Industrial Estate shall be submitted on EODB/National Single Window System in the prescribed format.

(ii) An application processing fee of Rs.5000/- shall be paid online by the applicant.

(iii) In the event of allotment of factory building/land on lease, the allottee shall in addition to the application fee, shall make a further sum as prescribed by the State Government online as security and produce two guarantors for due performance of the terms of allotment and payment of monthly rent regularly.

(iv) Applications submitted during any financial year shall be valid only for that particular financial year. In case of applications not considered or considered but not allotted any shed/plot during the financial year, the applicant(s) shall apply afresh in the next financial year if the applicant(s) want to be considered in the subsequent financial year. The application processing fees already deposited will be considered for the new application.

(b) The Committee shall take into consideration the following priorities while recommending the allotment.

(i) At least 50% of the factory buildings shall be earmarked for local entrepreneurs who start new industries and first preference will be given to entrepreneurs who have received technical training from the institutions run or recognized by the Government or University.

(ii) Existing industries in Manipur which require clear and immediate support of the Department of Textiles, Commerce & Industries to scale up their business which must be appraised by the bank concerned

(iii) Women Entrepreneurs and entrepreneurs from the Weaker Sections who belong to SC/ST category.

(iv) Entrepreneurs who have received National Award/ State Awards

(v) Entrepreneurs who propose to start industry for production of items of national importance

(vi) Entrepreneurs who will provide employment to maximum no. of employees. The employment proposed to be generated should not merely be quantitative but should also be qualitative and verifiable.

(c) Allotment shall be block-wise and in such single block as far as possible only one type of industry be located.

(d) After the application has been received, scrutinized and sorted according to the timelines prescribed, priorities and rules, the Committee should take specific decisions on individual applications on merit considering priority of the sector and scale of employment to be generated.

(e) While considering for allotment of Land (on lease), the committee shall determine that the requirements of the entrepreneurs are such that the existing factory sheds cannot meet their specific needs and requirement.

9. Order for Allotment of factory building:

(a) The recommendation made by the committee for allotment of factory buildings and on lease in the Industrial Estates Area shall be placed before the Government and on receipt of the approval of the Government, the Allotment Order of factory building land on lease to the selected applicants indicating place, number, size of factory building, area and conditions on which the allotment shall be made online.

(b) A lease agreement shall be signed between the entrepreneur and the Director of Trade, Commerce & Industries, Manipur. The entrepreneurs shall return the factory shed/land at the end of the allotment period, if prescribed, without any encumbrances.

10. Rent for factory buildings:

(a) The allotees shall mandatorily pay the rent, as prescribed by the State Government from time to time regularly online.

(b) In case of failure to pay the rents regularly the allotment is liable to be cancelled and, on such cancellation, the allottee shall vacate the allotted premises within a time specified in the order of cancellation. In case of failure to vacate such allotted sheds/land (on lease) the allottee is liable to be evicted under the provision of the Manipur Public Premises (Eviction of Unauthorized Occupants) Act, 1978 and the arrear rents is liable to be recovered as arrears of land revenue.

(c) If the allottee fails to pay monthly rent of the allotted factory building/land (on lease) on or before the 15th working day of every month, the allotment is liable to be cancelled/terminated and liable to be evicted under the provisions of Manipur Public Premises.

(d) Units set up in the Industrial Estates shall be eligible to claim benefits under any Central or State Industrial Policy.

(e) The Director of Trade, Commerce & Industries, Manipur shall have the right and authority to attach and seize any machinery installed inside the allotted premises for recovery of the arrears of rents and such seized machinery and property may be sold by public auction for recovery of rent, the balance if any shall be recovered from other property of the allottee as arrears of land revenue in accordance with provisions under said Act.

(f) On termination of the allotment by the Director of Trade, Commerce & Industries, Manipur as per the laid down procedures, the allottee shall deliver vacant possession of the allotted factory building/land (on lease) and in case of failure to vacate the same, the allottee is liable to be evicted under the provisions of the Manipur Public Premises (Eviction of Unauthorized Occupants) Act, 1978.

(g) If any occupant other than those as per condition laid down at Clause 21 and 22 of this policy, the occupant shall be treated as trespasser and shall be liable to be evicted under the provision of the Manipur Public Premises (Eviction of Unauthorized Occupants) Act, 1978 and the cost of eviction shall be recovered from such person.

11. Maintenance of factory buildings/land on lease basis:

(a) The Director of Trade, Commerce & Industries, Manipur may make repair of the factory building/premises annually or as deemed necessary, to protect the allotted premises.

(b) The allottee shall also have the right to repair the allotted factory building/ premises subject to the conditions that he should apply to the Director of Trade, Commerce & Industries, Manipur for such repair/renovation along with the estimated cost likely to be incurred in repairing the premises. However, the cost incurred for such repair and renovation shall not be reimbursed by the Director of Trade, Commerce & Industries, Manipur.

12. Installation of public utility requirements:

(a) The allottee shall take appropriate steps for induction/setting up of water, electrical supply and other such public utility requirements within the factory shed/land (on lease) duly allotted.

(b) It shall be mandatory for the allottee to pay necessary rents to the utility provider as per rule. The allottee shall obtain permission of Director of Trade, Commerce & Industries, Manipur prior to setting up of utility services within the allotted premises.

13. Maximum utility of Assets:

(a) The allottee shall ensure that the factory shed(s) or unit(s) constructed in the land (on lease) are utilized effectively during the period of allotment. It should be ensured that the assets are utilized to the extent of 75% or more of its capacity (on 6 monthly basis).

(b) In case of any situation beyond the control of the allottee due to which the factory shed(s) or unit(s) constructed in the land (allotted on lease) are not utilized for more than 7 days in each month, the same shall be informed in writing to the Director of Trade, Commerce & Industries, Manipur.

(c) Further, if it is found that the factory shed(s) or unit(s) constructed in the land (allotted on lease) has not been utilized during the validity period, the agreement will be automatically stand cancelled from the date of expiry of validity period. No notice will be issued in this regard.

(d) Further, vacant factory shed/land will be notified on portal for fresh allotment.

14. Entrepreneurs Association in the Industrial Estates:

The entrepreneurs allotted work shed(s)/land on lease basis in the Industrial Estates shall be organized to form associations for respective Industrial Estates to undertake collective duties and responsibilities in better management of the Industrial Estates in coordination with the Estate Managers.

15. Waste Management & Utility inside the Industrial Estates:

(a) The Industrial Estates shall have facilities of proper solid waste disposal as per rules and norms prescribed by the competent authority. Necessary earmarking of sufficient land shall be made in each Industrial Estate by the Estate Managers in coordination with the Directorate of Environment and State Pollution Control Board.

(b) The Industrial Estate should have adequate common fire safety mechanism including public fire hydrants etc. and such other common facilities like effluent treatment plants, workers safety, workers welfare, creche etc.

(c) The maintenance of the above utilities should be the responsibilities of the entrepreneur's association constituted as per Clause 14.

(d) The State Government shall consider allowing the industrial units, located outside the industrial estate, to pool their resources to meet such requirements/compliances of various authorities like workers safety, workers welfare, fire safety, Effluent Treatment Plants (ETP) etc.

16. Estate Manager:

The General Manager of DIC of the concerned District shall be designated as the Estate Managers of the Industrial Estate. Further, they shall monitor payment of rents on monthly basis and be responsible for overall supervision of the Industrial Estate under this Policy and extant Acts/Rules.

17. Pooling and Splitting of Industrial Plots:

a) An allottee may pool or split the allotted industrial plot, in whole or in part.

b) Where such pooling or splitting is for the same purpose/activity as originally allotted, it shall be permitted under prior intimation with an affidavit based self-certification to the Director of Trade, Commerce & Industries, Manipur, subject to payment of such fees as may be prescribed.

c) Where such pooling or splitting involves change in purpose/activity, prior approval of the Committee shall be mandatory.
d) The resultant plot(s) shall comply with all provisions of these Rules and applicable laws.

18. Land Use Flexibility:

a) An allottee may modify the sanctioned use of the allotted industrial plot, but only for industrial purpose, subject to compliance with applicable environmental laws and statutory provisions.
b) Where the proposed activity falls within the same category of use, such modification shall be permitted under intimation to the Director of Trade, Commerce & Industries, Manipur, along with payment of applicable conversion charges, if any.
c) Where the proposed activity involves change of use beyond the same category, prior approval of the Committee shall be required.
d) In case of industrial areas or parks or clusters established for specific purposes, the State Government shall notify a negative list of non-permissible activities, and all activities not included therein shall be deemed permissible.

19. Conversion of Industrial Land from Leasehold to Freehold:

a) Notwithstanding anything contained herein, conversion of industrial land from leasehold to freehold shall not ordinarily be permitted considering the scarcity of plain land in the State of Manipur as more than 90% area of the State is hilly.

b) However, in exceptional cases, such conversion may be considered by the State Government, subject to the fulfillment of following conditions:

i) the allottee should be original or lawful transferee;
ii) the unit is constructed and operational since the initial allotment;
iii) the allottee has regularly paid his all dues to the State;
iv) the allottee has continuously and satisfactorily utilized the allotted plot without violating any terms & conditions for the intended industrial purpose for a minimum period of 20 years or as may be prescribed from time to time but not less than 20 years in any case;
v) the land has been proposed to be used strictly for industrial purposes continuously with higher investments;
vi) the industry has generated employment for at least 100 (one hundred) persons for last 15 years of its operations and proposed to generate more employment in future;
vii) the industry has remained profit making for last 15 years;
viii) the proposal shall be subject to approval of the State Cabinet.
ix) such conversion shall not be permitted in notified priority sectors or special purpose industrial parks.

c) The State Government may impose such additional conditions as may be deemed necessary in public interest while granting such conversion.

d) Conversion Charges:

(i) Conversion shall be allowed on payment of charges calculated as a percentage of Market value, namely:

a) Micro Enterprises – 25%
b) Small Enterprises – 35%
c) Medium Enterprises – 45%
d) Large Enterprises – 60%

(ii) "Market value" shall be value based on prevailing circle rate as notified by the State Government from time to time.

(iii) The Government may provide up front rebate in conversion charges maximum up to 3% for Startups and women entrepreneurs.

(iv) Surcharge or penalty may be levied in case of transfer or violations, as may be specified.

e) **Application:** Application shall be made in the prescribed manner through an online system.

f) Disposal of Application:
a) The Authority shall dispose of the application within 90 (ninety) days.
b) Failure to decide within the prescribed period may result in deemed approval, subject to verification.

g) Grant of freehold:
a) On approval and payment of charges, a conveyance deed shall be executed.
b) The Authority shall ensure mutation and updation of land records.

h) Conditions of freehold;
a) The land shall be used only for industrial purposes.
b) Change in land use shall require prior approval of the Government.
c) Transfer of land within five years shall be subject to such conditions as may be specified.

20. Mortgaging, financing & Industrial Revival:

a) Freehold land may be used for mortgage or financing, and conversion may be allowed for sick or closed units subject to such conditions as may be notified.

b) An allottee of industrial land on leasehold basis, with prior approval of the competent authority, may create mortgage or charge over its leasehold rights, together with buildings, plant and machinery standing thereon, in favour of any Scheduled Bank, Financial Institution or Government-owned lending institution for securing financial assistance for establishment, operation, expansion, modernization, diversification or revival of the industrial unit subject to such conditions as may be notified.

21. Transfer, Sub-lease and Exit:

a) An allottee may transfer, assign or sub-lease the industrial plot, either in whole or in part.
b) Where such transfer, assignment or sub-lease is for the same purpose/activity, it shall be permitted under intimation to the Director of Trade, Commerce & Industries, Manipur, subject to payment of prescribed fees, which may be notified by the Government.
c) Where such transfer, assignment or sub-lease involves change in purpose/activity, prior approval of Committee shall be required.
d) The transferee or lessee shall comply with all provisions of these Policy and applicable laws.
e) An allottee intending to discontinue operations or surrender the allotted plot may opt for an exit by giving prior notice to the Director in such manner as may be prescribed by notification. Upon clearance of all Government dues and fulfilment of allotment conditions, the allotment may be cancelled and possession resumed by the Government for fresh allotment or other approved use.

22. Transfer to Affiliates and Joint Ventures:

(a) An allottee may transfer the industrial unit or enterprise to its affiliates or enter into joint ventures.
(b) Such transfer shall require prior approval of the Committee and shall be subject to payment of such fees and conditions as may be prescribed.
(c) The resulting entity shall be bound by all the terms and conditions of the original allotment.

23. Provision of Common Infrastructure and Safety Mechanisms:

(a) The Industrial Estate shall have adequate fire safety mechanism including public fire hydrants etc. and such other common facilities like Effluent Treatment Plants (ETPs), workers' sheds, workers' welfare, creche etc. and shall be subject to payment of such charges as applicable.
(b) The maintenance of the above utilities shall be the responsibilities of the Entrepreneurs' Association constituted.
(c) Such infrastructure may be developed directly by the State Government or through any agency authorized by it.

24. Common Facilities for Units outside Industrial Estates:

(a) Industrial units located outside notified Industrial Estates may be permitted to pool their resources for creation and utilization of common facilities required for statutory compliance, including fire safety, effluent treatment, and workers' welfare.
(b) Such pooling shall be governed by guidelines issued by the State Government or competent authority.

(c) The participating units shall remain jointly or severally responsible for compliance with applicable laws.

25. Participation of Private Sector in Development of Industrial Infrastructure:

a. The State Government may permit participation of the private sector in the development of industrial estates and industrial parks either independently or in partnership with Government agencies under Public-Private Partnership (PPP) model or joint ventures or any other model as may be agreed by the State Government.

b. Such participation may include development and provision of common infrastructure and facilities, including but not limited to—

   i. industrial parks/areas and related infrastructure;
   ii. common Effluent Treatment Plants (ETPs);
   iii. fire safety systems and emergency response infrastructure;
   iv. worker welfare amenities, including housing, creches and health facilities;
   v. logistics, warehousing and other support infrastructure.

c. The terms and conditions, including user charges, maintenance responsibilities, and regulatory compliance, shall be governed by such guidelines or agreements as may be prescribed by the State Government.

26. Savings of existing Allotments

a. All allotments, agreements, lease deeds and orders made or issued in respect of any Industrial Estate in the State of Manipur prior to the commencement of this Policy shall continue to be valid and shall be deemed to have been made or issued under the corresponding provisions of this Policy.

b. Any application filed but not decided before the commencement of this Policy shall be decided in accordance with this Policy.

27. Overriding effect:

a. The provisions of this Policy shall have effect notwithstanding anything contained in any other order, circular or administrative instruction of the Government of Manipur on the subject of management and allotment of Industrial Estates/Parks/clusters, to the extent of any inconsistency.

28. Enabling Provision:

a. The Director of Trade, Commerce & Industries (TCI), Manipur shall be the Nodal Authority for implementation of this Policy.

b. The State Government may, from time to time, by notification in the Official Gazette, amend, vary, modify or repeal any provision of this Policy, as may be deemed necessary in public interest or for facilitating industrial development and ease of doing business.

ANURAG BAJPAI,
Additional Chief Secretary to the
Government of Manipur.

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