

Assembly Bill No.45-
of 9th Mizoram Legislative Assembly

**THE MIZORAM INDUSTRIAL AREA
(MANAGEMENT, REGULATION & CONTROL)
(AMENDMENT) BILL, 2026**

COMMERCE, INDUSTRIES, GEOLOGY & MINING DEPARTMENT

The Mizoram Industrial Area (Management, Regulation & Control)
(Amendment) Bill, 2026

A BILL

to provide for the planned development, regulation, management and control of industrial areas in the State of Mizoram; to promote inclusive and sustainable industrial growth; to facilitate participation of the public and private sectors in such development; and to provide for matters connected therewith or incidental thereto.

Be it enacted by the Mizoram Legislative Assembly in the Seventy Seventh year of Republic of India as follows: -

1. Short title and commencement. -

- (1) This Act may be called the Mizoram Industrial Area (Management, Regulation and Control) (Amendment) Act, 2026
- (2) It shall extend to the whole of Mizoram.
- (3) It shall come into force on the date of its publication in the Official Gazette.

2. Substitution of the words “*Director of Commerce and Industries*” for the words “*Director of Industries*”. -

In the Mizoram Industrial Area (Management, Regulation & Control) Act, 2008 (herein after referred to as the principal Act), wherever the words “*Director of Industries*” appears, the same shall be substituted by the words “*Director of Commerce and Industries*.”

3. Amendment of section 2. -

In clause (h) of section 2 of the principal Act, for the word “*Estate*”, the word “*Area*” shall be substituted.

4. Amendment of section 3. -

In clause (a) of sub-section (4) of section 3 of the principal Act, for the words “*Section II*”, the words “*section 11 of this Act*” shall be substituted.

5. Amendment of section 5.-

In section 5 of the principal Act,

- (1) For sub-section (1), the following shall be substituted, namely: -

“1) The Government may, by notification in the Official Gazette, declare certain area of land, including Government land and private land, to be an Industrial Area for the purposes of this Act.”

- (2) after sub-section (5), the following new sub-sections shall be inserted, namely: -
- “6) The Government, while declaring an Industrial Area, shall reserve an area primarily for industrial use and no residential colony or office complex of a non-industrial nature shall be permitted therein, except housing for workers, training facilities, research and development centres, or such ancillary and support services as may be notified by the Government.*

7) The Government may consider development of Industrial Areas and provide common infrastructure including fire safety, effluent treatment plant, waste management system, roads etc. through Public Private Partnership as may be prescribed. Such common infrastructure may be utilized by industrial units located outside Industrial Areas.”

6. Amendment of section 6.-

In section 6 of the principal Act, after sub-section (6), the following new sub-sections shall be inserted, namely: -

“7) Any change in the approved industrial activity, whether arising from business restructuring, failure, or otherwise, shall be made by intimation with payment of appropriate fees or charges, if applicable and may necessitate a fresh allotment or modification of terms, based on change in land-use category, scale of operation, or environmental classification, subject to regulatory and technical feasibility.

8) Transfer, assignment, sell, mortgage, sub-lease, amalgamation or partition of any industrial plot or premises shall be permitted subject to intimation with payment of appropriate fees or charges, if applicable and fulfilment of pre-defined terms and conditions as may be prescribed by the Government.

9) Upon successful operation of the industrial activity, the Government may consider permitting conversion of land from lease hold to free hold subject to fulfilment of pre-defined terms and conditions as may be prescribed by the Government.

10) Allotment of Plots in Private Industrial Areas. –

(a) Notwithstanding anything to the contrary contained in this Act, allotment of plots or premises in a Private Industrial Area shall be made by the Appropriate Authority in such manner, and subject to such terms and conditions, as may be prescribed.

(b) The private developer or landowner shall be eligible for consideration for allotment of such plot or portion of land within the Private Industrial Area, as may be prescribed, for its own industrial or allied activities.

(c) The Appropriate Authority shall maintain such records of allotment in Private Industrial Areas, in such form and manner as may be prescribed. Such

information shall be made accessible to the public through an official Government-maintained public domain.”

7. Amendment of section 9. –

In section 9 of the principal Act,

(a) In sub-section (2), for the words “section 21 of the Indian Penal Code (45 of 1860)”, the words “*section 2 (28) of the Bharatiya Nyaya Sanhita, 2023*” shall be substituted.

(b) In sub-section (3), for the words “as defined in”, the word “*under*” shall be substituted.

8. Amendment of section 10.-

In section 10 of the principal Act, after sub-section (1), the following new sub-sections shall be inserted, namely: -

“2) Inspections shall be conducted in a manner that minimizes disruption to operations of Industrial Units. Where sensitive information is involved, the Appropriate Authority shall ensure its examination in confidence and in accordance with prescribed safeguards.

3) All information and records obtained under this section shall be treated as confidential and shall not be disclosed except for the purposes of this Act or as otherwise required by law.”

9. Amendment of section 11.-

In section 11 of the principal Act, sub-section (3) shall be omitted.

10. Insertion of section 14.-

After section 13 of the principal Act, the following new section shall be inserted, namely:-

“14. Special Provisions for Alignment with Industrial Policy. -

1) The Government may, by notification, issue such measures, programmes, or procedural frameworks as are necessary to align the implementation of this Act with the Industrial Policy of Mizoram, as amended from time to time.

2) The Government may, by rules, provide for the establishment of Startups and Incubation Zones within Industrial Areas and prescribe the regulatory framework for their operation.

3) The Government may issue further notifications or guidelines to facilitate land-use prioritization, investment promotion, and sector-specific interventions consistent with this Act.”

STATEMENT OF OBJECTS AND REASONS

1. The Mizoram Industrial Area (Management, Regulation & Control) Act, 2008 was enacted to provide for the management, regulation and control of Industrial Areas in the State and allotment of industrial plots and sheds within such areas.
2. Since the enactment of the Act, the industrial sector has undergone significant changes, with greater emphasis on Ease of Doing Business, private sector participation, improved industrial land management, promotion of startups and incubation activities, and development of modern infrastructure and environmental safeguards.
3. Certain provisions of the existing Act are no longer adequate to meet these requirements, particularly in relation to Private Industrial Areas, transfer and restructuring of industrial plots, protection of industrial land-use, common infrastructure, and safeguards relating to inspection and confidentiality of business information.
4. The Mizoram Industrial Area (Management, Regulation & Control) (Amendment) Bill, 2026 seeks to strengthen the existing framework by providing for regulation of Private Industrial Areas, protection of industrial land-use, development of common infrastructure, regulation of transfer and restructuring of industrial plots, safeguards during inspection, promotion of startups and incubation activities, and alignment with the Industrial Policy of the Government.
5. The Bill seeks to facilitate planned and sustainable industrial development, encourage private investment and promote industrial growth in the State, and is accordingly submitted for consideration and passing by the Mizoram Legislative Assembly.

Date: 12/08/2026

Place: Aizawl


(**F. RODINGLIANA**)

Minister of State,
Commerce, Industries, Geology & Mining Department.

FINANCIAL MEMORANDUM

Implementation of The Mizoram Industrial Area (Management, Regulation & Control) (Amendment) Bill, 2026 will have no immediate recurring or non-recurring expenditure on the State Government. The proposed amendments are primarily regulatory and administrative in nature and are intended to strengthen the legal framework governing declaration, regulation, management and development of Industrial Areas in the State.

The Act enables the Government to facilitate development of common infrastructure, including roads, fire safety systems, effluent treatment plants and waste management systems, including through Public Private Partnership arrangements. However, implementation of such infrastructure projects, if undertaken, shall be subject to availability of funds and approval of the competent authority under normal budgetary procedures.

Any future expenditure arising from establishment of infrastructure, institutional mechanisms, technology systems, or implementation measures under the Act shall be met through normal budgetary provisions, externally aided projects, Public Private Partnership arrangements, or other approved sources of funding, as may be decided by the Government from time to time.

Date: 12/08/2026

Place: Aizawl


(F. RODINGLIANA)

Minister of State,
Commerce, Industries, Geology & Mining Department.