

**GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY
DEPARTMENT FOR PROMOTION OF INDUSTRY AND INTERNAL TRADE**

LOK SABHA

**UNSTARRED QUESTION NO. 5231.
TO BE ANSWERED ON TUESDAY, THE 24TH MARCH, 2026.**

IMPACT OF HIGH INDUSTRIAL LAND PRICES

5231. SHRI SHAHU SHAHAJI CHHATRAPATI:

Will the Minister of **COMMERCE AND INDUSTRY** be pleased to state:

वाणिज्य एवं उद्योग मंत्री

- (a) whether the Government has examined the impact of high industrial land prices on new manufacturing investments and if so, the details thereof; and
- (b) whether any policy exists to provide concessional industrial land for large investment projects generating employment in tier-II districts in the country such as Kolhapur?

ANSWER

वाणिज्य एवं उद्योग मंत्रालय में राज्य मंत्री (श्री जितिन प्रसाद)

**THE MINISTER OF STATE IN THE MINISTRY OF COMMERCE & INDUSTRY
(SHRI JITIN PRASADA)**

- (a) & (b):** 'Industries' is a State subject. Investment decisions are influenced by multiple factors including availability of infrastructure; cost of land, logistics, finance; and ease of doing business. No specific study has, however, been conducted by the Government to assess the direct impact of land cost on manufacturing investment.

As per information received from the State Government of Maharashtra, a policy has been announced by the Government of Maharashtra Resolution dated 22.02.2024, for the Anchor Units in Ultra Mega projects of 6 manufacturing sectors with an investment of Rs. 10,000 Cr. and generating 4000 direct and indirect employment in Thrust and Hi-Tech sector. The policy allows Special incentives to the first 10 projects in any area of the State, which has subsequently been increased from 10 to 30 vide State Government Resolution dated 04.08.2025. As per the said State Government Resolution for industries under Thrust Sector Policy, industries to be established in the areas of Maharashtra Industrial Development Corporation & Maharashtra Industrial Township Limited will get upto 25 to 50% concession in prevailing land rate with the approval of the Cabinet Sub Committee.
