

# **Chhattisgarh State Logistics Policy 2025**



## 1. Vision and Objectives

In alignment with the vision of "Amrit Kaal: Chhattisgarh Vision @2047", the provisions of this policy have been formulated to develop the state as a major logistics hub in the country and to promote the holistic development of Chhattisgarh. In particular, the following key objectives have been set out under this policy:

### **(1) Reduction of Logistics Costs as a Percentage of GSDP**

One of the key objectives of this policy is to enhance the cost-effectiveness and efficiency of logistics operations, thereby reducing logistics costs as a percentage of the Gross State Domestic Product (GSDP). Elevated logistics costs pose a barrier to trade, investment and economic development.

### **(2) Development of Advanced Logistics and Multimodal Infrastructure**

The second major objective of this policy is to develop advanced logistics infrastructure aligned with the needs of a modern and rapidly expanding economy. This includes the establishment of multimodal and integrated logistics facilities to augment the state's logistics capacity and ensure seamless trade operations.

### **(3) Enhancement of Storage Facilities**

To position the state as a prominent regional hub for logistics and warehousing by increasing storage capacity across the state. This initiative will benefit existing industries, traders and farmers by ensuring access to affordable and efficient storage infrastructure.

### **(4) Increase in Investment**

To attract both domestic and international enterprises in the logistics and e-commerce sectors by leveraging the state's strategic geographical advantages. The objective is to facilitate the establishment of major logistics hubs and to secure substantial national and foreign investment.

### **(5) Promotion of Exports**

To promote exports from the state through the development of Dry Ports and Inland Container Depots (ICDs), while facilitating market access for MSMEs and local producers. The policy also aims to establish eco-logistics clusters for the export of forest-based resources, minor forest produces and herbal medicinal products available within the state.

### **(6) Employment Generation**

To generate new employment opportunities for the youth of the state through the development and expansion of logistics and allied sectors.

## 2. Definitions

(1) Unless the context otherwise requires, the following definitions shall apply under this policy:

### **i. Logistics**

Logistics refers to the comprehensive process involving the transportation, handling, storage, value addition and other enabled services associated with the movement of goods between the point of production and the point of consumption point. Key components include transportation of goods and commodities, storage by warehouses or cold storage, material handling, lifting, weighing, grading, sorting, packaging and provision of vehicle parking infrastructure.

### **ii. Warehouse (Godown)**

A warehouse refers to a secured facility used for the storage of agricultural and forest resources of the state, as well as industrial and commercial goods sourced from within or outside the state. These may include construction materials, household goods, consumer products, automobiles, medicines, chemicals, textiles, furniture, gas, oil and goods manufactured in international zones. Showrooms shall not be considered under this category.

### **iii. Cold Storage**

Cold storage refers to a facility designed for the preservation of goods requiring refrigeration. These facilities are equipped with refrigeration systems and may include refrigerated (reefer) vehicles for the transportation of temperature-sensitive goods.

### **iv. Logistics Hub**

A logistics hub refers to a facility comprising newly developed infrastructure such as warehouses/godowns, cold storages and other associated facilities. It is integrated with transport infrastructure (rail, air, or road) to enable seamless cargo movement.

### **v. Multimodal Logistics Park (MMLP)**

A Multimodal Logistics Park is defined as an infrastructure facility that enables cargo movement through multiple modes of transportation (road/rail/air) and provides logistics services such as consolidation, sorting, storage and redistribution of goods. Essential components include transport infrastructure (road/rail/air), warehouses, cold storages (as required), sorting and packaging units, parking areas, loading/unloading bays, fuel stations and electric vehicle charging stations.

### **vi. Dry Port / Inland Container Depot (ICD)**

A Dry Port or Inland Container Depot (ICD) is an inland facility developed for the handling of import and export cargo. Key components include container handling systems, temporary storage, infrastructure for loading/unloading, road/rail connectivity and customs clearance facilities.

### **vii. Air Freight Station / Air Cargo Complex**

As defined by the Ministry of Civil Aviation, Government of India.



### **viii. Transport Hub / Freight Station**

A transport hub or freight station is a facility located within or outside urban areas that provides infrastructure for truck parking, docking, cargo loading/unloading, redistribution and short-term storage.

(2) Other terms used in this policy shall be interpreted in accordance with the definitions provided in Appendix-1 of the Industrial Development Policy 2024–30.

## **3.Tenure and Review**

The Chhattisgarh State Logistic Policy 2025 will be effective from the date of its publication in the Gazette till the date of Industrial Development Policy 2024-30 remains operational.

## **4. Action Plan**

(1) In line with the provisions outlined under Clause 12.8 of the Industrial Development Policy 2024–30 and Appendix 6(1), this policy has been formulated to ensure the holistic development of logistics services and allied activities under the logistics sector.

(2) To promote the development of effective, efficient and modern logistics infrastructure in the state, a State-Level Logistics Coordination Committee has been constituted under the chairmanship of the Chief Secretary. At the district level, a District-Level Logistics Coordination Committee shall be formed under the chairmanship of the District Collector. This committee shall include heads of departments such as Urban Local Bodies, Town and Country Planning, District Trade and Industries Centre and the Chhattisgarh Environment Conservation Board. The primary function of the District Committee shall be to prepare the City Logistics Plan/Regional Logistics Plan and submit it to the State-Level Committee, in addition to implementing the plan.

(3) Under the City Logistics Plan/Regional Logistics Plan, suitable sites shall be identified for the development of Logistics Parks/Hubs and Transport Hubs. Infrastructure shall be developed at these identified locations through private investment or Public-Private Partnership (PPP) mode. Strategically located sites near national highways/expressways and dedicated railway corridors traversing the state shall be developed as Dry Ports or Multimodal Logistics Parks/Hubs through private investment or PPP at the state level.

(4) A State Logistics Action Plan shall be prepared at the state level. The PM Gati Shakti State Master Plan shall serve as the foundation for logistics planning. A dedicated Logistics Plan shall also be developed for the proposed State Capital Region.

(5) Special provisions shall be introduced to promote green logistics across the state.

(6) Private investors establishing warehouses, cold storages and other logistics service enterprises within Dry Ports, Logistics Parks/Hubs and Transport Hubs shall be eligible for investment incentives as provided under this policy.

(7) To improve goods supply and railway infrastructure in remote and rural areas, coordinated efforts shall be undertaken with Public Sector Undertakings (PSUs) of the Government of India to develop new rail corridors.

(8) To ensure employment-oriented utilization of the state's human resources, coordination shall be established with vocational training institutions to design curriculum aligned with the workforce requirements of the logistics sector in the state.

(9) To streamline logistics services, enhance efficiency and reduce logistics costs, the Unified Logistics Interface Platform (ULIP) shall be adopted across the state.

(10) To promote exports from the state, private investors shall be encouraged to establish Dry Ports and Cargo Terminals. Considering the vast export potential of the Bastar and Surguja divisions, an additional 10% investment incentive shall be provided for setting up Dry Ports and Cargo Terminals in these regions.

## **5. Criteria for Logistics Services**

(1) The minimum storage capacity of a warehouse must be 1000 metric tonnes. The storage capacity shall be calculated at the rate of 2 tonnes per square meter.

(2) All warehouses within the logistics hub must be constructed in strict compliance with applicable national and state building codes, ensuring structural integrity, fire safety and overall resilience. To facilitate efficient operations and safety, essential infrastructure must include loading and unloading bays, truck docking stations, well-designed internal circulation routes for smooth vehicle movement and effective firefighting systems integrated across the premises. To promote environmental sustainability, the use of rainwater harvesting systems, rooftop solar panels and eco-friendly construction materials is encouraged.

(3) Smart warehouses may also be developed within the logistics hub to enhance operational efficiency and technological integration. These facilities may include features such as an integrated Warehouse Management System (WMS), deployment of Internet of Things (IoT) devices for real-time monitoring and RFID tagging for effective inventory and supply chain management. This feature is optional and not a mandatory component.

(4) Cold storages used for storing fruits, vegetables, dairy products and other agricultural produce must be equipped with pre-cooling chambers, insulated storage units, automated temperature and humidity control systems, energy-efficient refrigeration systems and uninterrupted power backup to ensure the quality and safety of goods. These features are mandatory.

(5) Warehouses, cold storages and logistics hubs must be easily accessible and equipped with adequate infrastructure for transportation, loading and unloading.

(6) The premises of the warehouse or logistics hub must display a clearly visible board indicating the warehouse capacity, names of the government departments that have granted approvals, clearance certificates received and employment-related information.

## 6. Eligibility and Conditions for Investment Incentives for Private Investors

(1) Logistics service enterprises that are setting up, expanding or diversifying during the policy period and are eligible under Clause 6(1) of Annexure-6 of the Industrial Development Policy 2024–30 and those setting up or expanding logistics parks/hubs shall be eligible for investment incentives.

(2) To receive industrial investment incentives, declared under the Chhattisgarh State Logistics Policy 2025, enterprises must employ 100 percent domicile of Chhattisgarh for unskilled positions, a minimum of 70 percent for skilled positions and a minimum of 40 percent for administrative and managerial positions.

## 7. Investment Incentives for Warehousing

### (1) Net State Goods and Services Tax (Net SGST) reimbursement

- i. (Group-1) – Reimbursement of Net SGST paid for up to 5 years from the date of commercial production shall be up to 75% of the maximum fixed capital investment.
- ii. (Group-2) – Reimbursement of Net SGST paid for up to 7 years from the date of commercial production shall be up to 75% of the maximum fixed capital investment.
- iii. (Group-3) – Reimbursement of Net SGST paid for up to 9 years from the date of commercial production shall be up to 75% of the maximum fixed capital investment.

OR

### Fixed Capital Investment Subsidy

Subject to a minimum construction area of 10,000 sq. ft., the amount and maximum limit of fixed capital investment subsidy shall be determined according to the category of the development block as follows:

- i. (Group-1) – 35% of the eligible fixed capital investment with a maximum limit of ₹18 crore.
- ii. (Group-2) – 40% of the eligible fixed capital investment with a maximum limit of ₹20 crore.
- iii. (Group-3) – 45% of the eligible fixed capital investment with a maximum limit of ₹22 crore.

### Notes:

- 1. An additional 5% subsidy shall be provided for the construction of a smart warehouse as per Clause 5(3) with a maximum limit of additional 5%.
- 2. For calculation of eligible fixed capital investment, a maximum of 30% of the total fixed capital investment under the land head shall be considered eligible. The construction cost of the warehouse shall be determined based on certification by a Chartered Engineer and

Chartered Accountant. The maximum eligible investment for shed/building construction shall be ₹1000 per sq. ft.

3. Warehouses with fixed capital investment up to ₹10 crore shall receive the subsidy distribution in 3 equal instalments. Warehouses with fixed capital investment more than ₹10 crore shall receive the subsidy distribution in 5 equal instalments.

4. The applicant shall have the option to select either the Net State Goods and Services Tax (Net SGST) reimbursement or the Fixed Capital Investment Subsidy but not both. This option once taken shall be final and irrevocable. The investor must submit a declaration form in the prescribed format along with an affidavit for option selection as required by the department.

5. The first instalment of the fixed capital investment subsidy shall be disbursed only after the commencement of production, upon submission of the subsidy application and subject to approval by the competent authority as per the prescribed guidelines.

## (2) Interest Subsidy

For micro, small and medium new warehouses or existing warehouses undergoing expansion or diversification, interest subsidy shall be provided on term loans availed from financial institutions authorized by the Reserve Bank of India, as per the following provisions:

Sl.no	Category of Development Block	Fixed Capital Investment ₹ 1 Cr to ₹ 5 Cr			Fixed Capital Investment Above ₹ 5 Cr		
		Rate (%)	Maximum Limit (₹ Lakhs)	Duration (Years)	Rate (%)	Maximum Limit (₹ Lakhs)	Duration (Years)
1.	<b>Group-1</b>	50	35	06	50	45	09
2.	<b>Group-2</b>	55	40	07	55	50	10
3.	<b>Group-3</b>	60	45	08	60	55	11

## (3) Exemption from Electricity Duty

Under this policy, the following categories of logistics enterprises shall be granted exemption from electricity duty based on the development block category as per the period and amount specified below:

- (Group-1) – 100% exemption from electricity duty for up to 6 years from the date of commencement of commercial production.
- (Group-2) – 100% exemption from electricity duty for up to 8 years from the date of commencement of commercial production.
- (Group-3) – 100% exemption from electricity duty for up to 10 years from the date of commencement of commercial production.

#### **(4) Exemption from Stamp Duty**

100% exemption from stamp duty shall be granted in the following cases related to new logistics enterprises or expansion/diversification of existing enterprises:

1. (a) On executed deeds of lease or purchase of land, sheds and buildings (excluding land under mining leases).

(b) On execution of documents related to loan agreements sanctioned by banks and financial institutions for a period of up to three years from the date of loan sanction.

2. Full exemption from stamp duty shall be granted on land taken on lease or purchase for the establishment of industrial logistics parks located in industrial areas approved or authorized by the Government of India or the State Government, as well as for the industries established within such parks.

3. Under the provisions of the Industrial Development Policy 2024–30, stamp duty exemption shall also apply to deeds related to the sale and purchase of land for industries declared closed or sick.

### **8. Investment Incentives for Cold Storages**

#### **(1) Net SGST Reimbursement**

The limit for Net State Goods and Services Tax (Net SGST) reimbursement shall be as follows based on the category of the development block:

- i. (Group-1) – Reimbursement of Net SGST paid for up to 5 years from the date of commencement of commercial production up to 75% of the maximum fixed capital investment.
- ii. (Group-2) – Reimbursement of Net SGST paid for up to 7 years from the date of commencement of commercial production up to 75% of the maximum fixed capital investment.
- iii. (Group-3) – Reimbursement of Net SGST paid for up to 9 years from the date of commencement of commercial production up to 75% of the maximum fixed capital investment.

OR

#### **Fixed Capital Investment Subsidy**

The amount and maximum limit of fixed capital investment subsidy shall be as follows based on the category of the development block:

- i. (Group-1) – 40% of the eligible fixed capital investment with a maximum limit of ₹20 crore.

- ii. (Group-2) – 45% of the eligible fixed capital investment with a maximum limit of ₹22 crore.
- iii. (Group-3) – 50% of the eligible fixed capital investment with a maximum limit of ₹25 crore.

**Notes:**

1. Cold storage units with fixed capital investment up to ₹10 crore shall receive the fixed capital investment subsidy in 3 equal instalments. Cold storage units with fixed capital investment exceeding ₹10 crore shall receive the subsidy in 5 equal instalments.
2. For the calculation of eligible fixed capital investment, a maximum of 30% of the total fixed capital investment under the land head shall be considered eligible.
3. The applicant shall have the option to select either the Net State Goods and Services Tax (Net SGST) reimbursement or the Fixed Capital Investment Subsidy but not both. This option once taken shall be final and irrevocable. The investor must submit a declaration form in the prescribed format along with an affidavit for option selection as required by the department.
4. The first instalment of the fixed capital investment subsidy shall be paid upon submission of the application after commencement of production and subject to the prescribed approval.

**(2) Interest Subsidy**

For new or existing cold storage units (classified as micro, small and medium enterprises) undergoing expansion or diversification, an interest subsidy shall be provided on term loans obtained from RBI-authorized financial institutions as per the table below:

Sl. No	Development Block Category	Fixed Capital Investment ₹ 1.5–7 Cr			Fixed Capital Investment Above ₹ 7 Cr		
		Rate (%)	Max Limit (₹ Lakh)	Duration (Years)	Rate (%)	Max Limit (₹ Lakh)	Duration (Years)
1.	Group 1	50	40	06	50	50	09
2.	Group 2	55	45	07	55	55	10
3.	Group 3	60	50	08	60	60	11

**(3) Electricity Duty Exemption**

For new logistics enterprises, the period and amount of exemption from electricity duty shall be based on the category of the development block:

- i. (Group-1) – 100% exemption for up to 6 years from the date of commencement of commercial production.
- ii. (Group-2) – 100% exemption for up to 8 years from the date of commencement of commercial production.



- iii. (Group-3) – 100% exemption for up to 10 years from the date of commencement of commercial production.

#### **(4) Stamp Duty Exemption**

100% exemption from stamp duty shall be granted in the case of new logistics enterprises or expansion or diversification of existing enterprises as per the following:

- 1) (a) On executed deeds for lease or purchase of land, sheds and buildings including related land lease documents (excluding land under mining leases).  
(b) On execution of documents related to loan advances for a period of up to three years from the date of loan sanction by banks or financial institutions.
- 2) On land taken on lease or purchase for the establishment of industrial logistics parks located in approved private sector developments or authorized by the Government of India or the State Government.

### **9. Investment Incentives for Logistics Parks/Hubs**

(1) To promote the establishment of private logistics parks in the state, for setting up a logistics park or hub on a minimum of 15 acres of land, 40% of the internal infrastructure cost (excluding land) or ₹25 lakh per acre, whichever is lower, shall be provided. Reimbursement of 50% of the expenditure incurred on external infrastructure (approach roads, electric lines and water pipelines) shall be payable up to a maximum of ₹5 crore. Additionally, complete exemption from stamp duty, 50% reimbursement of land registration fees and 100% exemption from land redevelopment tax (Land diversion fee) shall be granted. Developers of such private logistics parks or hubs may either allocate land to enterprises or operate logistics services themselves, subject to the prescribed rules and conditions set by them. However, all applicable government regulations and conditions must be complied with for the establishment and development of these areas. Enterprises established within private logistics parks shall be eligible for an additional 10% investment incentive, subject to a maximum limit enhanced by 10%. In cases of exemptions, the duration of exemption shall be extended by one year.

(2) Private investors developing logistics hubs on a minimum of 5 acres of land shall be eligible for a subsidy of 40% of infrastructure costs (excluding land but including road, rail or air-related infrastructure, electricity, warehouses and cold storage) up to a maximum of ₹140 crore. Additionally, full exemption from stamp duty, 50% reimbursement of land registration fees and 100% exemption from land reassessment tax (Land diversion fee) shall be granted.

(3) A 10% additional subsidy shall be provided for establishing logistics parks or hubs in the Bastar and Surguja divisions, subject to the maximum limit being 10% higher.

## **10. Investment Incentives for Dry Port / Inland Container Depot / Air Cargo Terminal / Gati Shakti Cargo Terminal**

- (1) For the establishment of multimodal logistics parks, dry ports or inland container depots by private investors in the state, 40% of the fixed capital investment (excluding land cost) shall be provided as an infrastructure development subsidy, subject to a maximum limit of ₹140 crore.
- (2) Reimbursement of expenditure incurred on external infrastructure (approach roads, electric lines and water pipelines) shall be payable at the rate of 50% up to a maximum of ₹5 crore.
- (3) In addition to the above, full exemption from stamp duty, 50% reimbursement of land registration fees and 100% exemption from land reassessment tax (Land diversion fee) shall be granted.
- (4) An additional 10% shall be provided for the establishment of dry ports, container stations or terminals in the Bastar and Surguja divisions, subject to the maximum limit being 10% higher.

## **11. Investment Incentives for Transport Hubs / Freight Stations**

- (1) For establishing a transport hub on a minimum of 5 acres of land outside city limits for the parking of heavy vehicles and the loading and unloading of goods, 35% of the infrastructure cost (excluding land cost) shall be provided, subject to a maximum limit of ₹5 crore.
- (2) In addition to the above, full exemption from stamp duty, 50% reimbursement of land registration fees and 100% exemption from land reassessment tax (Land diversion fee) shall be granted.

## **12. Investment Incentives for Freight / Courier Services**

### **(1) Transport Vehicle Subsidy**

For cold storages established with a minimum investment of ₹5 crore, a subsidy of 50% up to a maximum of ₹35 lakh per vehicle shall be provided for refrigerated vehicles with a minimum capacity of 9 metric tons. For vehicles with a minimum capacity of 9 metric tons procured for logistics hubs, a subsidy of 50% up to a maximum of ₹25 lakh per vehicle shall be provided. An additional 10% subsidy shall be provided for electric vehicles, subject to the maximum limit being 10% higher.

### **(2) Reimbursement of Vehicle Registration Fees and National Permit Fees**

- (i) Vehicles having capacity less than 30 metric tons, 100% reimbursement shall be provided on registration fees and national permit fees.



(ii) Vehicles having capacity of 30 metric tons or more, 50% reimbursement shall be provided on registration fees and national permit fees.

**Note:**

For refrigerated vehicles, the maximum limit will be two vehicles per cold storage. For non-refrigerated vehicles, the maximum eligible investment will be 30% of the investment made in the logistics hub. The procurement and registration of vehicles mandated to be done within Chhattisgarh.

### **13. Additional Subsidy for Green Logistics**

An additional incentive of 5% over and above the granted incentive under the policy shall be provided upon the establishment of the following facilities within the enterprise:

- (1) On Provision of secured (QR code-based) logistics document exchange platform to promote digitization in logistics.
- (2) Separate arrangements for appropriate waste management.
- (3) Provision of electricity from renewable energy sources.

### **14. Packaging Services**

To promote exports from the state, incentives /exemptions /concessions shall be provided to packaging centres related to export products for cold storage facilities. For this purpose, it shall be mandatory for the packaging centre to handle packaging of at least 70% of goods related to exports.

### **15. Non-Financial Incentives**

- (1) Exemptions will be granted on height restrictions in accordance with provisions of the National Building Code considering fire safety. Building heights up to 24 meters shall be permissible.
- (2) Awards shall be given to enterprises providing excellent logistics services based on financial performance, grading systems, rating and excellence certifications.
- (3) Necessary legislative and administrative reforms shall be undertaken to ensure 24x7 warehouse operations.

### **16. Special / Additional Industrial Investment Incentives**

The cabinet sub-committee constituted under clause (12.29) of the Industrial Development Policy 2024-30 can consider proposals for providing incentives in addition to the economic investment incentives announced in this policy for setting up logistics units investing more than ₹500 crore in the state or providing more than 1000 jobs in the state.

