GEOGRAPHY & INVESTMENT PROFILE

Invest in Assam

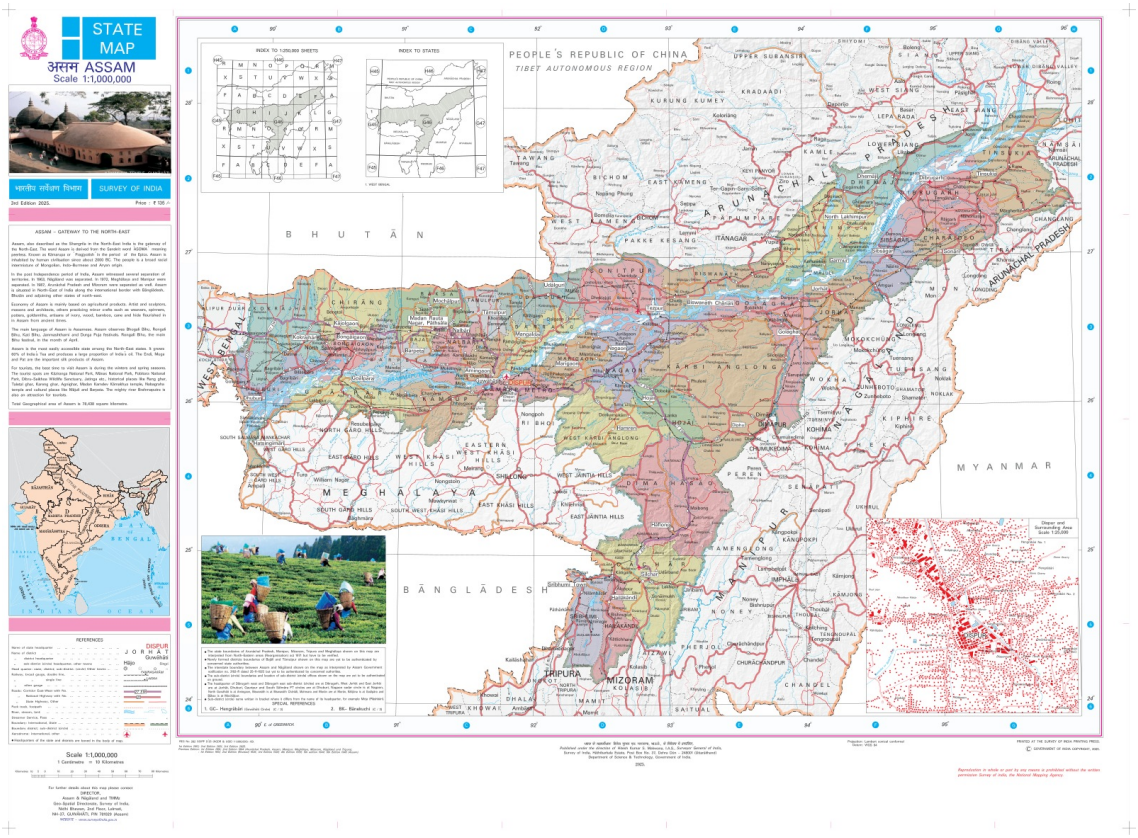
Location, supply chains and policy - an independent industrial investment lens.

CAPITAL

Dispur

AREA SQ KM

78, 438 (MHA reference; not available industrial land)



Official geographic context · full supplied sheet(s), resized · AS03

Geography/neighbours. Brahmaputra and Barak valleys; Arunachal Pradesh, Nagaland, Manipur, Mizoram, Tripura, Meghalaya, West Bengal; Bhutan and Bangladesh. AS03 · NE01

Investment discipline. Compare a customer-led project at the actual parcel. A map establishes context; it does not establish land availability, permits, utility allocation or cargo service.

OPPORTUNITIES & LOCATION

Propositions worth testing

Sector and location logic, commercial exposure, and a clear investment gate.

01 Specialty rice and spice ingredients

Evidence. Mo FPI identifies rice/spice resources AS01 · AS02

Commercial case. Mo FPI identifies rice/spice resources; tested traceable lots can serve ingredient buyers.

Exposure. Varietal consistency and seasonal procurement.

Before investment. Crop contracts, food-safety testing and buyer approval.

02 Guwahati-Chaygaon packaging

Evidence. Mo FPI describes food infrastructure AS01 · AS02

Commercial case. Mo FPI describes food infrastructure; packaging can serve contracted processors.

Exposure. Input freight and weak order density.

Before investment. Customer-specific annual demand and material landed cost.

03 Pandu-linked consolidation

Evidence. IWAI describes Pandu infrastructure and airport operator describes cargo facilities AS01 · AS02

Commercial case. IWAI describes Pandu infrastructure and airport operator describes cargo facilities; select modes against actual bookings.

Exposure. Draft, schedules and border permissions.

Before investment. Door-to-door quotations and booked carriers.

Project decision sequence

Customer. Qualified demand and customer acceptance.

Site and utilities. Documented title or allotment, permitted use, power quality, water allocation and effluent capacity.

Logistics. Cargo acceptance, priced inbound/outbound routes, handling and contingencies.

Policy. Operative notification, eligible expenditure, filing dates, stacking limits and sanction.

CONNECTIVITY & DELIVERED COST

Build the transport chain

Inbound inputs and outbound finished goods require separate cost and service tests.

01 Road

Route / assessment. Candidate domestic freight routing; site-level access and costs not assessed.

AS02 · AS03

02 Rail

Route / assessment. IWAI documents terminal connectivity; a siding does not guarantee a scheduled service for the investor.

AS04

03 Air

Route / assessment. Operator describes cargo handling; expansion is described as upcoming.

AS05

04 Inland water

Route / assessment. IWAI documents terminal infrastructure and maintained-depth targets; targets are not guaranteed sailing drafts.

AS04

05 Sea / border gateway

Route / assessment. Indian routing must be priced; Bangladesh protocol movement requires current permissions and booked services.

AS03 · AS04

Central framework and original documents

India entry guide: nationality and beneficial ownership; sectoral FDI route; entity and tax structure; customs and import rules; land and environment; labour and social security; remittance and treaty conditions. Central schemes are project-specific and cannot be assumed to stack with state support.

Full state profile and detailed policy conditions · Canonical evidence repository

POLICY ROUTES & ELIGIBILITY

Model conditions, not headlines

Project category, eligible cost, deadlines and sanction control the usable benefit.

01 Industrial and Investment Policy Assam 2019

Terms. Conditional routes only; unverified current rates excluded.

Conditions. Extends Industrial and Investment Policy of Assam 2019 from 1 September 2024 until further notifications. Official ASIDC PDF text indexed by web search. Direct retrieval returned 404, as did three alternate official-host attempts. This is indexed-original text evidence, NOT a downloaded original or fully reconciled current policy.

Evidence status. Indexed official extension text; local original unavailable, current consolidated entitlement not verified.

AS01 · ASEXTV

02 Sector/component framework

Terms. No additional unverified entitlement stated.

Conditions. Logistics/warehousing policy is listed in official EODB index; operative original and current rules remain a gap. No benefit rate or open application window asserted.

Evidence status. Component or retrieval gap as specified.

AS01

Specific evidence still required

Flood exposure, river seasonality and interchange costs require site-specific modelling.

Logistics/warehousing policy is listed in official EODB index; operative original and current rules remain a gap. No benefit rate or open application window asserted.

Current site title/lease/ownership, utilities, freight schedules/rates and buyer commitments require project diligence.

No current workforce/economy statistic asserted without a consistent dated primary series.

National FDI, tax, customs, environmental and sector approvals require the separate national legal guide.

POLICY ROUTES & ELIGIBILITY

Assam | continued

Evidence, conditions and investment tests continued from the preceding page.

03 UNNATI 2024 - April 2026 amendment

Terms. Capital, interest and manufacturing-linked mechanisms remain subject to approval. No fresh application window is established at 1 November 2026.

Conditions. Clauses F and J replace health/eco tourism with cruise ship/houseboat services; IT/ITeS is restricted to data centres; add ropeways/amusement parks/rides; omit vocational/digital education, fintech/financial services, BPO and listed primary-healthcare/agriculture technology-oriented startup categories. Do not market these omitted categories as current UNNATI-eligible sectors. Clause G amends 8.10 to reference State Government schemes and expressly allows additional state top-up subject to disclosure of UNNATI benefits. Read with original 8.10; not blanket unlimited stacking. Clause E addresses same-GSTIN manufacturing expansion at another location within the same NE state and zone basis. Clause H addresses multiple GST registrations, ₹ 250 crore entity-in-state ceiling and 15% positive appraisal-value deviation subject to overall/budget limits. Amendment says effective from notification; reviewed text does not expressly resolve protection/transitional treatment of every earlier application/registration. Do not retrospectively deny vested earlier benefits. Review registration date, sanction and transition position individually.

Window / version. Clause C substitutes application deadline 30 September 2026. Clause D substitutes grant-of-registration deadline 31 March 2027. Grant deadline is not permission for fresh applications after application deadline. No fresh opening established as of 1 November 2026.

Evidence status. Applications closed 30 September 2026; 31 March 2027 is the registration-grant deadline, not a fresh application deadline.

UNNATIV · NE03

Turn constraints into action

AKHB analysis: each opportunity depends on deliverable prerequisites.

Strengths

Mo FPI identifies rice/spice resources AS01 · AS02

Documented industrial framework supplies a starting point for eligibility diligence. AS01

Weaknesses

Varietal consistency and seasonal procurement. AS01 · AS02

Flood exposure, river seasonality and interchange costs require site-specific modelling. AS01 · AS03

Opportunities

Mo FPI describes food infrastructure; packaging can serve contracted processors. AS01 · AS02

IWAI describes Pandu infrastructure and airport operator describes cargo facilities; select modes against actual bookings. AS01 · AS02

Threats

Route, climate and service disruption can affect delivered cost. NE02 · AS03 · AS04 · AS05 · AS06

Publication of policy does not guarantee an open window or budget release. AS01 · NE03 · NE05

DELIVERY PLAN & RISK

Who acts, and what must change

Treat execution responsibility and residual risk as part of the investment case.

01 Constraint-to-opportunity case

Constraint. Varietal consistency and seasonal procurement.

Action. For specialty rice and spice ingredients, complete this investment gate before sizing/committing capacity: Crop contracts, food-safety testing and buyer approval.

Owner. Promoter procurement/technical team and contracted buyer; regulator or carrier where the gate requires clearance/service confirmation.

Opportunity. Specialty rice and spice ingredients

Prerequisites. Crop contracts, food-safety testing and buyer approval.

Residual risk. Demand and operating conditions may change; downside margins and contingencies remain necessary.

AS01 · AS02

02 Constraint-to-opportunity case

Constraint. Input freight and weak order density.

Action. For guwahati-chaygaon packaging, complete this investment gate before sizing/committing capacity: Customer-specific annual demand and material landed cost.

Owner. Promoter procurement/technical team and contracted buyer; regulator or carrier where the gate requires clearance/service confirmation.

Opportunity. Guwahati-Chaygaon packaging

Prerequisites. Customer-specific annual demand and material landed cost.

Residual risk. Demand and operating conditions may change; downside margins and contingencies remain necessary.

AS01 · AS02

03 Constraint-to-opportunity case

Constraint. Draft, schedules and border permissions.

Action. For pandu-linked consolidation, complete this investment gate before sizing/committing capacity: Door-to-door quotations and booked carriers.

Owner. Promoter procurement/technical team and contracted buyer; regulator or carrier where the gate requires clearance/service confirmation.

Opportunity. Pandu-linked consolidation

Prerequisites. Door-to-door quotations and booked carriers.

Residual risk. Demand and operating conditions may change; downside margins and contingencies remain necessary.

AS01 · AS02