GEOGRAPHY & INVESTMENT PROFILE

Invest in Maharashtra

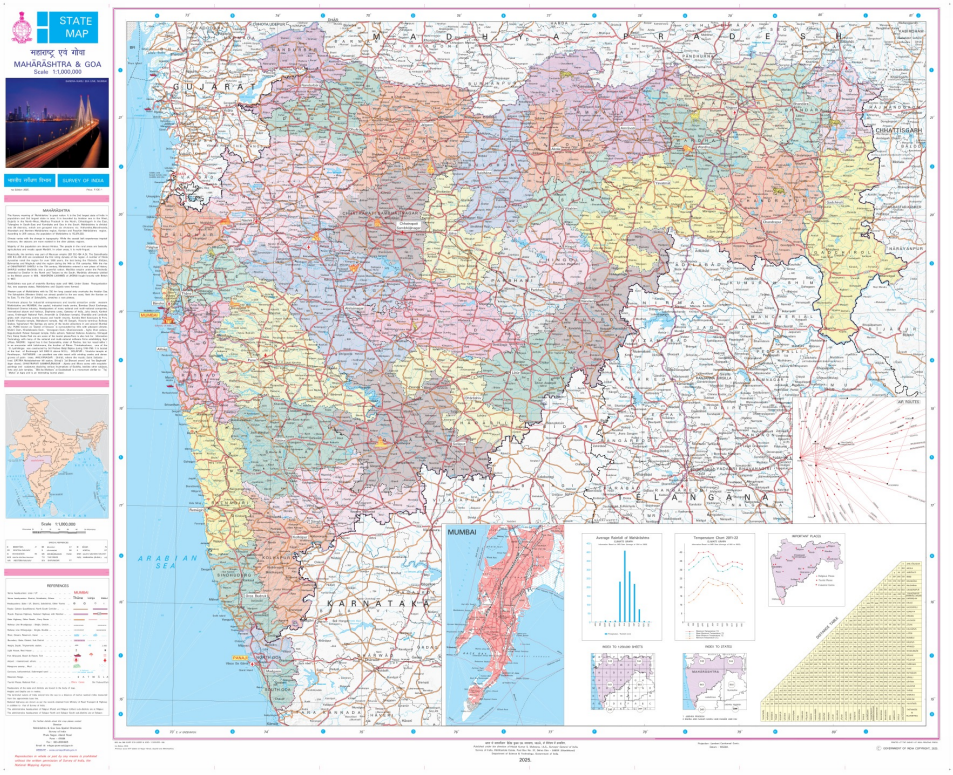
Location, supply chains and policy - an independent industrial investment lens.

ADMINISTRATIVE CENTRE

Mumbai

AREA

Approximately 308, 000 km² as rounded in Mo FPI profile; omit from precision comparison



Official geographic context · full supplied sheet(s), resized · MH05

Geography and neighbours. Arabian Sea coast and Deccan interior; Gujarat, Madhya Pradesh, Chhattisgarh, Telangana, Karnataka and Goa neighbours; DNH border context. MH05

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 Pune-Chakan: automotive and EV suppliers

Evidence. Industrial and food/logistics profiles identify a diversified manufacturing economy. MH01 · MH02 · MH07

Commercial case. Qualified components, automation and testing can serve established industrial buyers.

Exposure. Customer concentration and model transitions.

Before investment. OEM nomination and production validation.

02 Nashik: horticulture processing and packaging

Evidence. Mo FPI provides regional agricultural/processing context. MH01 · MH02 · MH07

Commercial case. Packhouses, ingredients and compliant packaging can serve domestic and export demand.

Exposure. Seasonality, residues and export rejection.

Before investment. Traceable supply and approved treatment/cold chain.

03 Chhatrapati Sambhajinagar: engineering suppliers

Evidence. Industrial ecosystem offers an inland manufacturing location screen. MH01 · MH02 · MH07

Commercial case. Supplier diversification can be assessed against actual anchor purchase needs.

Exposure. Longer port leg and vendor qualification.

Before investment. Verified estate utilities, customer demand and gateway quote.

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. Coastal and inland locations have different port-haul costs; evaluate Pune/Nashik/interior corridors separately.

MH07

02 Rail

Route / assessment. Nagpur and inland nodes require actual terminal/train confirmation; proposed corridors are not current services.

MH07

03 Air

Route / assessment. Mumbai, Pune and Nagpur access differs by cargo; no assertion on unverified Navi Mumbai cargo operations.

MH07

04 Sea and inland water

Route / assessment. JNPA and Mumbai are existing gateways; Vadhavan is not an operating assumption. Inland scheduled freight must be independently demonstrated.

MH07

05 Inbound / outbound

Route / assessment. Automotive imports/exports and horticulture reefers require distinct gateway and customs models.

MH07

06 Utilities

Route / assessment. Water-stressed interior sites require allocation and seasonal resilience evidence; electronics/food processes need power-quality and wastewater design.

MH07

POLICY ROUTES & ELIGIBILITY

Model conditions, not headlines

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

01 2025 industrial policy - MSME interest support

Terms. Up to 5% per annum, annual subsidy cap₹ 1 crore per eligible MSME.

Conditions. Unit must bear at least 5% payable interest per annum. Overall area/category incentive ceilings apply; this is not a 5% fixed borrower lending rate.

Window / version. Policy states five years from notification or until successor. Implementation/sanction orders must establish claimability.

Evidence status. Original policy term verified; application/sanction remains project-specific

MHV01

02 2025 industrial policy - wastewater circular infrastructure

Terms. Capital assistance up to 25% of cost capped at₹ 5 crore for ETP/CETP/STP projects in the specified industrial areas/parks/cooperatives.

Conditions. Applicant must reuse at least 25% of industrial water consumed. Separate ZLD additional-support paragraph exists, but no aggregate 50% entitlement is asserted without implementing rules.

Window / version. Policy commitment; specific implementing scheme and application status not verified.

Evidence status. Original policy commitment verified; operational availability not verified

MHV01

03 Maharashtra Logistics Policy 2024

Terms. Logistics infrastructure development framework.

Conditions. Land, project category, approvals and scheme implementation are distinct from announced targets.

Evidence status. Original from MIDC current library recovered.

MH03

04 Maharashtra IT and ITES Policy 2023

Terms. Sector framework for qualifying IT/ITES projects.

Conditions. Do not extend service-sector benefits to an unrelated manufacturing unit.

Evidence status. Original recovered; amendments/current scheme window need project-specific verification.

MH04

SWOT & EXECUTION

Turn constraints into action

AKHB analysis: each opportunity depends on deliverable prerequisites.

Strengths

Industrial and food/logistics profiles identify a diversified manufacturing economy. MH01 · MH02

Coastal and inland locations have different port-haul costs; evaluate Pune/Nashik/interior corridors separately. MH07

Weaknesses

Interior-to-port freight leg MH01 · MH07

Seasonal horticulture throughput MH01 · MH07

Opportunities

Inland consolidation and packaging MH01 · MH07

Higher-utilization ingredient and packhouse capacity MH01 · MH07

Threats

Congestion and carrier dependence persist. MH01 · MH07

Crop and export-market risks remain. MH01 · MH07

Specific evidence still required

Do not state a complete 2019-to 2025 transition rule; the precise legacy/project pipeline implementing order was not identified.

Do not promote electricity-duty exemption as already executable: p.134 expressly requires separate Energy Department notification.

p.138 multi-location condition says up to three locations with each at least 40% FCI; do not interpret this internally problematic wording into an investment structure.

Legacy PSI 2019 transition and operative implementing notifications remain a precise unresolved gap.

Do not assume Vadhavan or unverified new airport cargo services are operational.

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. Interior-to-port freight leg
Action. Contract consolidated rail/road solutions
Owner. Investor and logistics provider
Opportunity. Inland consolidation and packaging
Prerequisites. Cargo-specific service and handling commitment
Residual risk. Congestion and carrier dependence persist.
MH01 · MH07

02 Constraint-to-opportunity case

Constraint. Seasonal horticulture throughput
Action. Diversify products and processing windows
Owner. Processor and grower organizations
Opportunity. Higher-utilization ingredient and packhouse capacity
Prerequisites. Agronomic supply contracts and buyer acceptance
Residual risk. Crop and export-market risks remain.
MH01 · MH07

DELIVERY PLAN & RISK

Maharashtra | continued

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

03 Constraint-to-opportunity case

Constraint. Policy transition uncertainty

Action. Obtain project-specific eligibility opinion before capex

Owner. Investor and competent authority

Opportunity. Bankable phased investment

Prerequisites. Current GR, eligibility certificate and non-duplication review

Residual risk. Sanction and disbursement risk remains.

MH01 · MH07

Before capital commitment

Close the evidence gaps, then approve the site and financing assumptions.

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