GEOGRAPHY & INVESTMENT PROFILE

Invest in Meghalaya

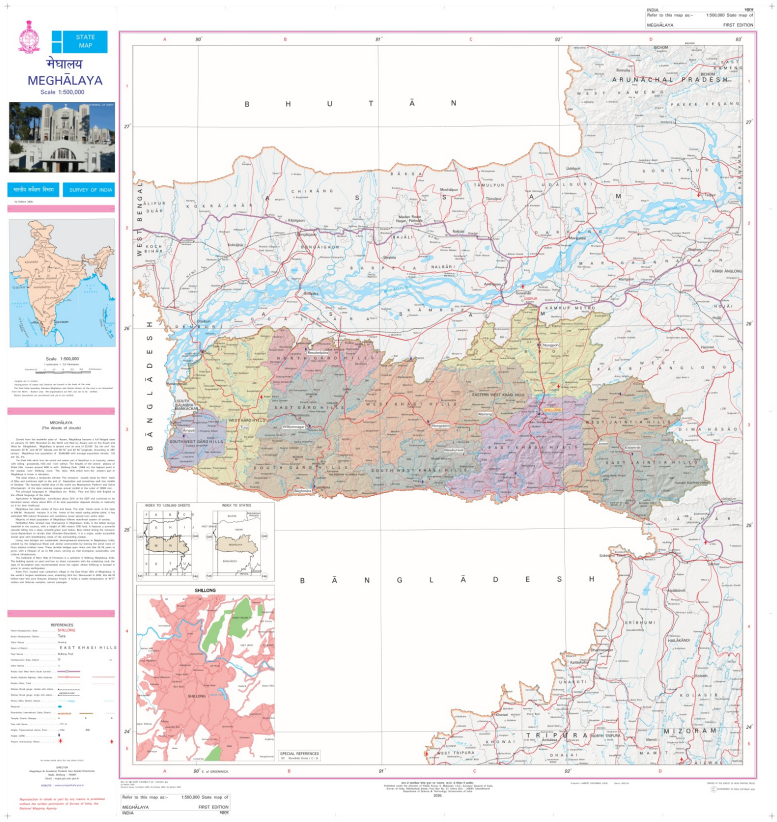
Location, supply chains and policy - an independent industrial investment lens.

CAPITAL

Shillong

AREA SQ KM

22, 429 (MHA reference; not available industrial land)



Official geographic context · full supplied sheet(s), resized · ML03

Geography/neighbours. Hill/plateau state adjoining Assam and Bangladesh; Guwahati road gateway is material. ML03 · 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 Tested turmeric ingredients

Evidence. Mo FPI identifies turmeric ML01 · ML02

Commercial case. Mo FPI identifies turmeric; assay-led drying can supply specified ingredient grades.

Exposure. Premium claims without assay and inconsistent supply.

Before investment. Representative crop tests and buyer specifications.

02 Fruit pulp processing

Evidence. Mo FPI identifies fruits ML01 · ML02

Commercial case. Mo FPI identifies fruits; processing near viable catchments can reduce loss.

Exposure. Short harvest windows and water treatment cost.

Before investment. Seasonal mass balance and offtake trials.

03 Ri-Bhoi packaging/logistics

Evidence. Industrial framework supports logistics ML01 · ML02

Commercial case. Industrial framework supports logistics; contracted Guwahati-facing loads can support services.

Exposure. Low throughput and speculative border demand.

Before investment. Anchor loads, road access and land approvals.

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. Principal candidate gateway for road freight; parcel-level access unverified.

ML01 · ML03

02 Rail

Route / assessment. Gateway planning case, not verified direct rail siding at the proposed Meghalaya site.

ML03

03 Air

Route / assessment. Airport geography does not prove industrial cargo capacity at Shillong.

ML03

04 Inland water

Route / assessment. No direct project-specific commercial water route established; any Assam connection requires road feeder and vessel booking.

ML03

05 Sea / border gateway

Route / assessment. Dawki infrastructure does not establish unrestricted Bangladesh transit; Indian route should be costed separately.

ML03

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 Meghalaya Industrial and Investment Promotion Policy 2024

Terms. Conditional routes only; unverified current rates excluded.

Conditions. Original pp. 17-18 sections 2.5.3-2.5.4: policy 21 December 2022-20 December 2034; original registration deadline 31 March 2026. No subsequent registration extension verified. Original pp. 21-22 capital/interest/net-SGST routes apply conditionally; UNNATI support is differential, not automatic stacking.

Evidence status. Original collected; currency limitations expressly stated.

ML01

02 Sector/component framework

Terms. No additional unverified entitlement stated.

Conditions. MIIPP priority/environmental components share eligibility and registration gates. A 2025 amendment was located but is not reconciled; no fresh-registration promise.

Evidence status. Component or retrieval gap as specified.

ML01

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

SWOT & EXECUTION

Turn constraints into action

AKHB analysis: each opportunity depends on deliverable prerequisites.

Strengths

Mo FPI identifies turmeric ML01 · ML02

Documented industrial framework supplies a starting point for eligibility diligence. ML01

Weaknesses

Premium claims without assay and inconsistent supply. ML01 · ML02

Land tenure, slopes, seasonal collection and permit-dependent trade need project screening. ML01 · ML03

Opportunities

Mo FPI identifies fruits; processing near viable catchments can reduce loss. ML01 · ML02

Industrial framework supports logistics; contracted Guwahati-facing loads can support services. ML01 · ML02

Threats

Route, climate and service disruption can affect delivered cost. NE02 · ML03

Publication of policy does not guarantee an open window or budget release. ML01 · NE03 · NE05

Specific evidence still required

Land tenure, slopes, seasonal collection and permit-dependent trade need project screening.

MIIPP priority/environmental components share eligibility and registration gates. A 2025 amendment was located but is not reconciled; no fresh-registration promise.

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.

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. Premium claims without assay and inconsistent supply.

Action. For tested turmeric ingredients, complete this investment gate before sizing/committing capacity: Representative crop tests and buyer specifications.

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

Opportunity. Tested turmeric ingredients

Prerequisites. Representative crop tests and buyer specifications.

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

ML01 · ML02

02 Constraint-to-opportunity case

Constraint. Short harvest windows and water treatment cost.

Action. For fruit pulp processing, complete this investment gate before sizing/committing capacity: Seasonal mass balance and offtake trials.

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

Opportunity. Fruit pulp processing

Prerequisites. Seasonal mass balance and offtake trials.

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

ML01 · ML02

DELIVERY PLAN & RISK

Meghalaya | continued

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

03 Constraint-to-opportunity case

Constraint. Low throughput and speculative border demand.

Action. For ri-bhoi packaging/logistics, complete this investment gate before sizing/committing capacity: Anchor loads, road access and land approvals.

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

Opportunity. Ri-Bhoi packaging/logistics

Prerequisites. Anchor loads, road access and land approvals.

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

ML01 · ML02