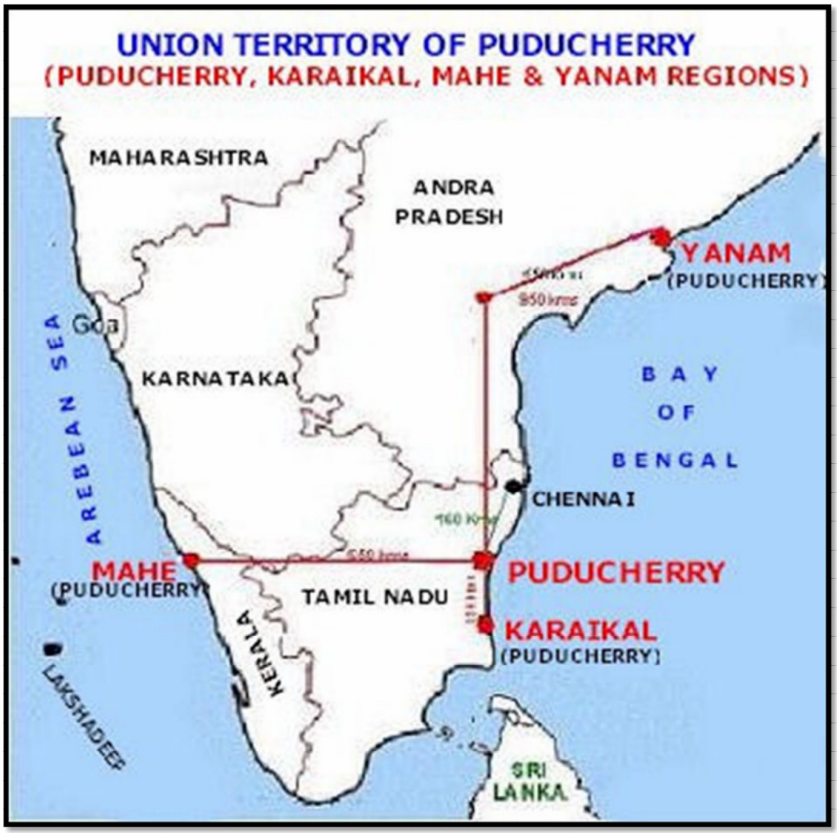
GEOGRAPHY & INVESTMENT PROFILE

Invest in Puducherry

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

ADMINISTRATIVE CENTRE

Puducherry



Official geographic context · full supplied sheet(s), resized · PYV02

Geography and neighbours. Four geographically separate UT regions: Puducherry and Karaikal adjoining Tamil Nadu, Mahe adjoining Kerala, and Yanam adjoining Andhra Pradesh. Each remains part of Puducherry UT and needs a separate supply-chain assessment. PY01

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 Sedarapet-Mettupalayam: light manufacturing

Evidence. Industrial policy and profile identify industrial-estate manufacturing. PY01 · PY02 · PY05

Commercial case. Electronics, packaging and precision supply can serve nearby Tamil Nadu markets.

Exposure. Small local market and cross-border logistics.

Before investment. Actual estate availability and qualified buyers.

02 Karaikal: port-linked industrial services

Evidence. Operating Karaikal port handles bulk and other cargo. PY01 · PY02 · PY05

Commercial case. Maintenance, compatible storage and handling services should follow contracted cargo needs.

Exposure. Cargo concentration and environmental permissions.

Before investment. Operator/customer contract and permitted storage.

03 Regional food cold chains

Evidence. Four geographically separate regions have distinct local supply and buyer catchments. PY01 · PY02 · PY05

Commercial case. Design separate small-scale networks rather than one fictitious UT-wide logistics system.

Exposure. Thin volumes and dispersed management.

Before investment. Region-specific throughput and food permissions.

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. Route each enclave independently through its neighbouring state; no continuous Puducherry territory.

PY05

02 Rail

Route / assessment. Puducherry/Villupuram and Karaikal links require cargo-service confirmation; Mahe and Yanam have different access arrangements.

PY05

03 Air

Route / assessment. Puducherry passenger airport is not proof of export-cargo service; compare Chennai or appropriate regional gateways.

PY05

04 Sea and inland water

Route / assessment. Karaikal is an operating port; do not assume equivalent facilities in every enclave.

PY05

05 Inbound / outbound

Route / assessment. Tamil Nadu, Kerala and Andhra Pradesh cross-border procurement routes need separate cost models.

PY05

06 Utilities

Route / assessment. Obtain region/estate-specific power, water and effluent availability; no UT-wide uniform assumption.

PY05

POLICY ROUTES & ELIGIBILITY

Model conditions, not headlines

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

01 2016 industrial policy - historic capital investment term

Terms. Micro/small: 40% of investment in land, building, plant and machinery capped at₹ 40 lakh; medium/large 35% capped at₹ 35 lakh; women/SC/ST 45% capped at₹ 75 lakh.

Conditions. Policy heading describes proposed subsidies. Later scheme notifications govern actual eligible assets, categories and applications. Do not label the 2016 figures as verified-current 2026 payable benefits.

Window / version. Validity section provides periodic review, no automatic fixed sunset stated; current implementing/amending orders not recovered.

Evidence status. Historic original terms visually verified; current entitlement not verified

PYV01

Turn constraints into action

AKHB analysis: each opportunity depends on deliverable prerequisites.

Strengths

Industrial policy and profile identify industrial-estate manufacturing. PY01 · PY02

Route each enclave independently through its neighbouring state; no continuous Puducherry territory. PY05

Weaknesses

Disconnected territory PY01 · PY05

Limited local demand PY01 · PY05

Opportunities

Focused enclave-based supply services PY01 · PY05

Cross-border components and packaging PY01 · PY05

Threats

Small-market concentration persists. PY01 · PY05

Competition remains. PY01 · PY05

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. Disconnected territory
Action. Build region-specific business cases
Owner. Investor
Opportunity. Focused enclave-based supply services
Prerequisites. Local customer and gateway evidence
Residual risk. Small-market concentration persists.
PY01 · PY05

02 Constraint-to-opportunity case

Constraint. Limited local demand
Action. Qualify neighbouring-state industrial buyers
Owner. Supplier and anchors
Opportunity. Cross-border components and packaging
Prerequisites. Commercial contracts and delivery performance
Residual risk. Competition remains.
PY01 · PY05

DELIVERY PLAN & RISK

Puducherry | continued

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

03 Constraint-to-opportunity case

Constraint. Port capacity/version conflict

Action. Verify berth, draft and cargo acceptance directly against current official/operator records

Owner. Investor and port operator

Opportunity. Cargo-compatible services

Prerequisites. Written technical acceptance

Residual risk. Operational restrictions may change.

PY01 · PY05

Before capital commitment

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

Specific evidence still required

No current power, SGST or interest entitlement inferred from 2016 brochure alone.

Current capital-support notification/amendments and application window remain unresolved.

Critical: current incentive orders/window and sector-policy originals remain unverified.

Do not repeat outdated Karaikal ownership or capacity from the district profile.

Official area series differ; precision area comparisons are withheld. See the verification note and original map.

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