GEOGRAPHY & INVESTMENT PROFILE

Invest in Chandigarh

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

CAPITAL / ADMINISTRATIVE CENTRE

Chandigarh (UT; capital of Punjab and Haryana)

AREA

114 km² (Mo EF profile)

MAP 5 SHOWING GREATER MOHALI REGION WITHIN AND BEYOND 16 KM PERIPHERY CONTROL AREA



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

Geography and investment consequence. Compact planned urban UT; land constraints and permitted-use rules favour carefully selected light industry and specialist services over bulk manufacturing. CHG · CHMAP

Neighbouring jurisdictions. Punjab and Haryana; regional airport is at Mohali in Punjab, not within Chandigarh UT. CHMAP

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 Industrial Area phases - precision ancillaries and maintenance

Evidence. Official district industry profile identifies small engineering and ancillary activity. CHD · CH01 · CH02

Commercial case. Target supplier upgrading and equipment services within permitted existing premises.

Exposure. Limited space, change-of-use and pollution restrictions.

Before investment. Confirm lease/title, estate conditions and permitted process before equipment order.

02 IT / approved office locations - engineering software and industrial services

Evidence. The official industry page lists policy support for knowledge-oriented activity and a 2025 startup instrument. CH03 · CHI

Commercial case. Support north-region industrial clients with design, quality systems and digital operations.

Exposure. Talent cost and limited proof of customer demand.

Before investment. Secure anchor contracts and permitted office use; startup qualification is separate.

03 Regional industrial customer base - testing and product-development services

Evidence. Official profile places the UT in a regional industrial ecosystem; startup support exists. CHD · CH03

Commercial case. Provide accredited prototype/test support to nearby Punjab/Haryana units without requiring large factory land.

Exposure. Accreditation cost and utilisation.

Before investment. Confirm equipment standards, lab accreditation and minimum contracted throughput.

CONNECTIVITY & DELIVERED COST

Build the transport chain

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

01 Road

Route / assessment. Regional roads connect Chandigarh with Punjab, Haryana and HP; use regional sourcing/delivery model rather than a UT-only catchment.

Status. Official regional context; route-time audit pending

CHD

02 Rail / ocean export

Route / assessment. Chandigarh rail access and nearby CONCOR Dhappar facilities are screening options; terminal location must be labelled outside UT where applicable. Ocean freight uses external ports.

Status. Directory context, not a guaranteed direct service

NCTT

03 Air

Route / assessment. Shaheed Bhagat Singh International Airport at Mohali serves the region; it must be labelled Punjab. Cargo acceptance and schedules need current operator evidence.

Status. External regional gateway

PB01

04 Water

Route / assessment. No commercial inland-water freight basis established; industrial water/discharge remain permission-dependent.

Status. Land transport base case

CHG

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 Chandigarh Industrial Policy 2015 with 2019 amendment

Terms. A general policy and amendment are currently linked by the administration. No unverified current fiscal rate is quoted.

Conditions. Read the original together with amendments and estate-use restrictions. Current operational window/benefit notifications need confirmation.

Evidence status. Original 23-page policy and 2-page amendment downloaded; no automatic 2026 grant entitlement inferred.

CH01 · CH02

02 Chandigarh Startup Policy 2025

Terms. Published startup framework with separate operating guidelines.

Conditions. Startup recognition, sector, stage and eligible expenses govern; it is not a blanket industrial-unit subsidy.

Evidence status. Original 34-page instrument retrieved.

CH03

03 MSME financial incentives implementation route

Terms. Official industry page provides financial-incentive guidelines separately from policy.

Conditions. Original guideline, beneficiary category, current budget and application route need verification.

Evidence status. Guideline link identified, not yet downloaded or reviewed.

CHI

SWOT & EXECUTION

Turn constraints into action

AKHB analysis: each opportunity depends on deliverable prerequisites.

Strengths

Compact regional location connects several nearby industrial markets. CHD

Existing specialist services can support industrial clients. CHD · CHI

Weaknesses

Very limited territorial area constrains factory expansion. CHG

Permitted-use/estate restrictions determine admissible activity. CH01 · CH02

Opportunities

Accredited testing and design can serve adjoining states. CH03 · CHD

Existing-unit modernisation can use less additional land. CHD

Threats

Mistaking neighbouring-state facilities for UT assets misstates incentives and logistics. PB01

Unverified scheme windows could overstate financial support. CHI

Specific evidence still required

No guaranteed subsidy cash flow: validate eligibility, budget, application acceptance and stacking for the particular legal entity before financial close.

Cargo, port, railway service frequency, terminal capacity, routes, freight quotes, water allocation and plot availability require project-specific current evidence. No passenger flight is represented as a scheduled freighter.

Central FDI/FEMA, customs, tax, sector licensing and scheme windows are to be read with the common national legal guide; state incentives do not override them.

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. Scarce industrial land
Action. Prioritise permitted brownfield upgrades and compact equipment
Owner. Investor and estate authority
Opportunity. Higher-output specialist production
Prerequisites. Title, lease and change-of-use review
Residual risk. Space constraints persist
CH01 · CH02

02 Constraint-to-opportunity case

Constraint. Small local industrial catchment
Action. Contract regional Punjab/Haryana customers
Owner. Service entrepreneur and anchor clients
Opportunity. Shared testing and design centre
Prerequisites. Accreditation and committed utilisation
Residual risk. Travel and competitive pricing remain
CHD · CH03

DELIVERY PLAN & RISK

Chandigarh | continued

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

03 Constraint-to-opportunity case

Constraint. Limited cargo scale

Action. Aggregate regional consignments through verified external gateway

Owner. Exporter and logistics operator

Opportunity. Specialist shipment coordination

Prerequisites. Documented handler/terminal acceptance

Residual risk. No control over external schedules

NCTT · PB01

Before capital commitment

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

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.