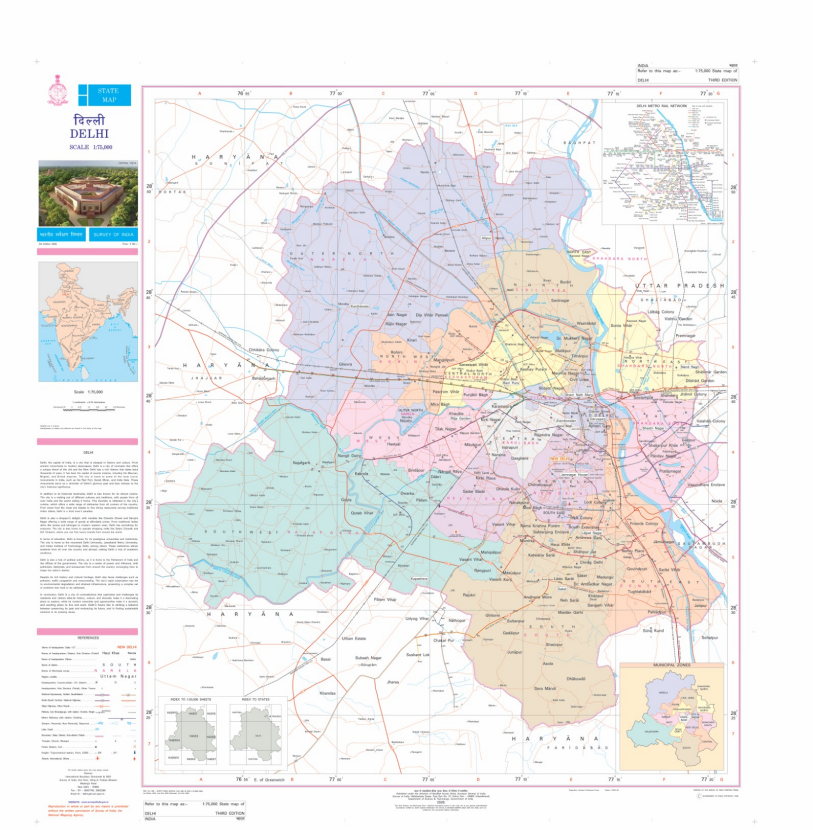
GEOGRAPHY & INVESTMENT PROFILE

Invest in Delhi

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

CAPITAL / ADMINISTRATIVE CENTRE
New Delhi

AREA
1, 483 km² (Mo EF profile)



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

Geography and investment consequence. Dense landlocked metropolitan territory. Screen knowledge-intensive and permitted low-pollution activities; heavy manufacturing cannot be assumed admissible merely because an industrial address exists. DLG · DLMAP

Neighbouring jurisdictions. Haryana and Uttar Pradesh. DLMAP

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 Okhla / approved industrial premises - design-led light manufacturing

Evidence. The historical policy and 2025 draft emphasise cleaner/knowledge-intensive industry; legal land use and pollution permissions remain decisive. DL01 · DL02 · NCCA

Commercial case. Evaluate prototypes, testing and high-value low-bulk production only where the specific activity is permitted.

Exposure. Land-use incompatibility, emissions and high occupancy costs.

Before investment. Obtain sanctioned use, DPCC category/consent and current fuel/GRAP compliance before lease.

02 Narela-Bawana - compliant supplier and resource-efficiency services

Evidence. Industrial-area redevelopment and cleaner production are policy themes; these are existing named estate geographies, not proof of vacant plots. DL01 · DL02

Commercial case. Serve approved units with process efficiency, maintenance, packaging and waste-compliance services.

Exposure. Utilities, access and waste disposal may be decisive.

Before investment. Verify customer contracts, estate infrastructure and authorised handling/disposal.

03 NCT business districts - engineering design, testing coordination and export services

Evidence. Knowledge-based economic activity is a policy direction, while the 2025-35 document remains a draft. DL01 · DL02

Commercial case. Use proximity to national decision makers, customers and Delhi airport for non-heavy activities; manufacturing can require another compliant jurisdiction.

Exposure. Talent/lease cost and regulated-service approvals.

Before investment. Validate permitted premises, specialist accreditation and buyer demand; exclude unnotified draft subsidies.

CONNECTIVITY & DELIVERED COST

Build the transport chain

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

01 Road

Route / assessment. Dense NCR road access is counterbalanced by vehicle restrictions, congestion and GRAP measures. Quote compliant vehicle movements for actual time windows.

Status. Existing network; current restrictions require trip-level check

DLMAP · NCCA

02 Rail / outbound

Route / assessment. Tughlakabad is listed in CONCOR's terminal network; Delhi-region terminals allow container-route screening to seaports.

Status. Listed node; customs, commodity and train acceptance need confirmation

NCTT

03 Air

Route / assessment. IGI is an external-trade gateway within NCT; secure actual airline, handler, customs and temperature-control acceptance rather than rely on airport proximity.

Status. Airport geography verified; cargo-service details not independently checked here

DLMAP

04 Water

Route / assessment. Yamuna is not an evidenced commercial freight alternative in this dossier. Industrial abstraction and discharge require specific permission.

Status. No proven waterway cargo route

DLG

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 Delhi Industrial Policy 2025-35 - DRAFT ONLY

Terms. No fiscal entitlement may be claimed from this document. It is useful solely to understand a proposed direction.

Conditions. Public consultation does not create legal eligibility or an open incentive window.

Evidence status. Draft identity verified on official public notice; final notified successor not located.

DL01 · DLP

02 Delhi Industrial Policy 2010-2021 - historical reference

Terms. Historical framework provides cleaner/knowledge-intensive industrial direction.

Conditions. Stated plan period ended 2021; present enforceability of individual measures requires their underlying law/notification.

Evidence status. Original 42-page document retrieved; not represented as current cash-incentive offer.

DL02

03 CAQM / land-use / DPCC compliance route

Terms. Compliant fuels, emissions, permitted industrial activity and GRAP operating rules are investment gates, not incentives.

Conditions. Check latest directions, applicable pollution category, consent and sanctioned use; do not assume the 2025 draft relaxes binding controls.

Evidence status. Current official directions index identified; project-specific legal matrix still required.

NCCA

SWOT & EXECUTION

Turn constraints into action

AKHB analysis: each opportunity depends on deliverable prerequisites.

Strengths

National-market access and services ecosystem support specialist activity. DLMAP · DL02

Rail-container and airport geography provide gateway choices. NCTT · DLMAP

Weaknesses

Dense urban land and congestion raise operating costs. DLG · DLMAP

Manufacturing use is tightly constrained by land-use and pollution controls. NCCA · DL02

Opportunities

Industrial resource-efficiency and compliant process services can solve existing-unit needs. NCCA

Design and export services can exploit proximity without heavy-plant footprint. DL01 · DL02

Threats

Air-quality emergency rules can disrupt operations and freight. NCCA

Basing investment economics on draft incentives creates entitlement risk. DL01

Specific evidence still required

Critical: no final notified Delhi Industrial Policy 2025-35 located; do not badge the draft as enacted.

Need parcel/process-specific DDA/DSIIDC/DPCC originals and latest CAQM directions for a bankable activity recommendation.

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. Tight pollution and operating constraints
Action. Design clean processes and accredited compliance services
Owner. Investor, authorised service providers and DPCC
Opportunity. Demand for energy/emissions efficiency services
Prerequisites. Process-specific permission and verified economics
Residual risk. Rules may tighten further
NCCA

02 Constraint-to-opportunity case

Constraint. High premises cost
Action. Separate only legally permissible design/prototype functions from bulk production
Owner. Investor and planning/estate authorities
Opportunity. Specialist design and testing hub
Prerequisites. Permitted-use documents and transfer-cost model
Residual risk. Coordination and lease costs remain
DL02 · DLMAP

DELIVERY PLAN & RISK

Delhi | continued

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

03 Constraint-to-opportunity case

Constraint. Fragmented smaller industrial compliance needs

Action. Offer shared authorised testing, maintenance and waste documentation

Owner. Industry association and licensed operators

Opportunity. Recurring specialist service contracts

Prerequisites. Valid licences and auditable customer chain

Residual risk. Liability persists; no informal disposal

NCCA

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.