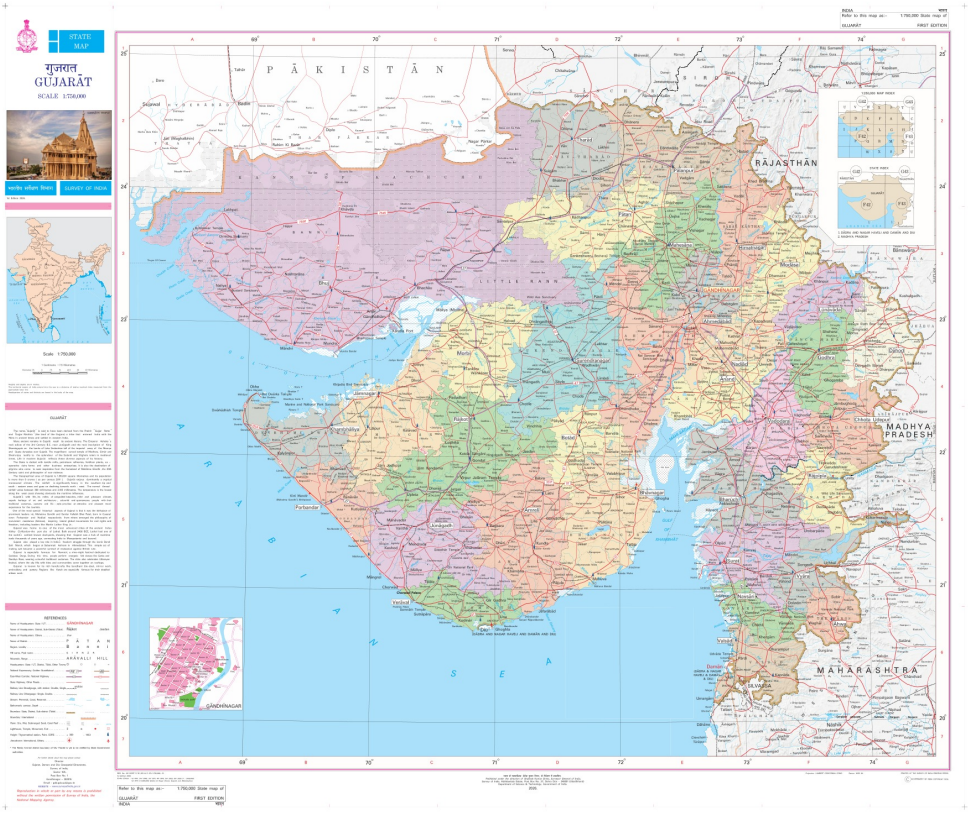
GEOGRAPHY & INVESTMENT PROFILE

Invest in Gujarat

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

ADMINISTRATIVE CENTRE
Gandhinagar

AREA
196, 244 km² (Mo EF state profile)



Official geographic context · full supplied sheet(s), resized · GJ03

Geography and neighbours. Arabian Sea coast; Rajasthan, Madhya Pradesh and Maharashtra neighbours; DDD enclaves and international border with Pakistan. GJ03

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 Dahej: compatible chemical downstream production

Evidence. Gujarat industrial/logistics framework supports a chemical-industry location assessment. GJ01 · GJ02 · GJ06

Commercial case. Feedstock and shared industrial services can support compatible downstream products.

Exposure. Hazardous inventory, effluent and cumulative environmental load.

Before investment. Feedstock contract and written hazardous-effluent permissions.

02 Sanand-Vadodara: engineering components

Evidence. Industrial ecosystem supports diversified manufacturing supplier assessment. GJ01 · GJ02 · GJ06

Commercial case. Precision and electrical components can sell across transport/industrial buyers.

Exposure. Anchor dependence and capital-intensive qualification.

Before investment. Customer nomination and process capability.

03 Morbi: ceramics resource-efficiency services

Evidence. Logistics investments identify the Morbi industrial catchment. GJ01 · GJ02 · GJ06

Commercial case. Energy efficiency, recovery and packaging services can address production cost exposure.

Exposure. Gas/fuel price and export-cycle volatility.

Before investment. Measured baseline and enforceable savings/offtake contract.

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. Long coastline masks major differences in hinterland distances and industrial-estate last-mile access.

GJ06

02 Rail

Route / assessment. Assess actual terminal services; 2026 commissioning at Bhimasar, Devaliya and Chandisar is not a blanket route guarantee.

GJ06

03 Air

Route / assessment. Ahmedabad and other airports require product-specific cargo verification.

GJ06

04 Sea and inland water

Route / assessment. Compare Mundra, Deendayal, Pipavav and Dahej by cargo compatibility, not one statewide port-cost assumption.

GJ06

05 Inbound / outbound

Route / assessment. Chemicals need dangerous-goods handling; ceramics need breakage management and container economics.

GJ06

06 Utilities

Route / assessment. Water allocation, effluent acceptance and energy contracts are decisive for chemicals/ceramics; no statewide surplus guarantee.

GJ06

POLICY ROUTES & ELIGIBILITY

Model conditions, not headlines

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

01 VGIP 2026 - MSME capital/interest/power combination

Terms. Category A: capital 35% EFCI; Category B: 25% EFCI. Micro capital paid in one year, small/medium over five years. Alternative/combinable components include 7% term-loan interest support for five years capped at 10% EFCI; power₹ 2/unit in A or₹ 1/unit in B for five years capped at 25% EFCI.

Conditions. Combined ceilings 45% EFCI(A)/35%(B); small/medium annual caps 9%/7% EFCI. Must respect each component and overall cap. Scheme-specific enterprise definition and 2026 taluka category apply; not a free addition of 35+10+25.

Window / version. MSME GR 25 September 2026; operative 1 June 2026-31 May 2031.

Evidence status. Signed operative GR and cited tables visually verified; project approval required

GJV02

02 VGIP 2026 - large general-sector example

Terms. Category A capital 15% EFCI over 10 years; Category B 10% over 10 years. Interest 7% term loan or power₹ 2/unit(A)/₹ 1(B) are other selectable/combinable components within their caps.

Conditions. Combined maximum 20% EFCI(A)/15%(B); annual 2%/1.5% EFCI, no carry-forward of amounts blocked by annual ceiling; absolute annual ceiling₹ 150 crore. Central/state combined support cannot exceed EFCI. No duplicate state support for same component.

Window / version. Large/Mega GR 8 September 2026; operative 1 June 2026-31 May 2031.

Evidence status. Signed operative GR and cited tables visually verified; project approval required

GJV03

03 2022 to 2026 transition - distinct application choices

Terms. Units commencing commercial production before 1 June 2026 remain exclusively under previous scheme. Units not producing before that date can choose old or new, subject to respective eligibility.

Conditions. Option for previous scheme must be exercised within six months of respective GR and is final/irrevocable. Old-scheme option requires commercial production by 4 October 2027. The two 2026 GRs have different issue dates, so do not present one common option deadline.

Window / version. Six months from 8 September 2026 for Large/Mega; six months from 25 September 2026 for MSME. Confirm exact filing computation before advice.

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

GJV03 · GJV02

SWOT & EXECUTION

Turn constraints into action

AKHB analysis: each opportunity depends on deliverable prerequisites.

Strengths

Gujarat industrial/logistics framework supports a chemical-industry location assessment. GJ01 · GJ02

Long coastline masks major differences in hinterland distances and industrial-estate last-mile access. GJ06

Weaknesses

Process water/effluent constraints GJ01 · GJ06

Fuel-sensitive ceramics cost GJ01 · GJ06

Opportunities

Treatment and resource-recovery services GJ01 · GJ06

Performance-based efficiency services GJ01 · GJ06

Threats

Residual hazardous waste liability remains. GJ01 · GJ06

Fuel and demand volatility persist. GJ01 · GJ06

Specific evidence still required

No taluka-specific rate offered without 2026 classification GR.

Thrust/Mega/Ultra-Mega tables not fully audited; general large example cannot be applied to all projects.

Who acts, and what must change

Treat execution responsibility and residual risk as part of the investment case.

01 Constraint-to-opportunity case

Constraint. Process water/effluent constraints

Action. Recover water and select compatible permitted estate

Owner. Investor and estate operator

Opportunity. Treatment and resource-recovery services

Prerequisites. Consent, acceptance limits and quality guarantee

Residual risk. Residual hazardous waste liability remains.

GJ01 · GJ06

DELIVERY PLAN & RISK

Gujarat | continued

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

02 Constraint-to-opportunity case

Constraint. Fuel-sensitive ceramics cost

Action. Audit and retrofit heat recovery

Owner. Manufacturer and energy-service provider

Opportunity. Performance-based efficiency services

Prerequisites. Verified savings and financing

Residual risk. Fuel and demand volatility persist.

GJ01 · GJ06

03 Constraint-to-opportunity case

Constraint. Port-specific cargo restrictions

Action. Qualify two compatible gateways

Owner. Investor and carrier

Opportunity. Specialized resilient cargo services

Prerequisites. Actual cargo acceptance and customs route

Residual risk. Diversion costs remain.

GJ01 · GJ06

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