GEOGRAPHY & INVESTMENT PROFILE

Invest in Haryana

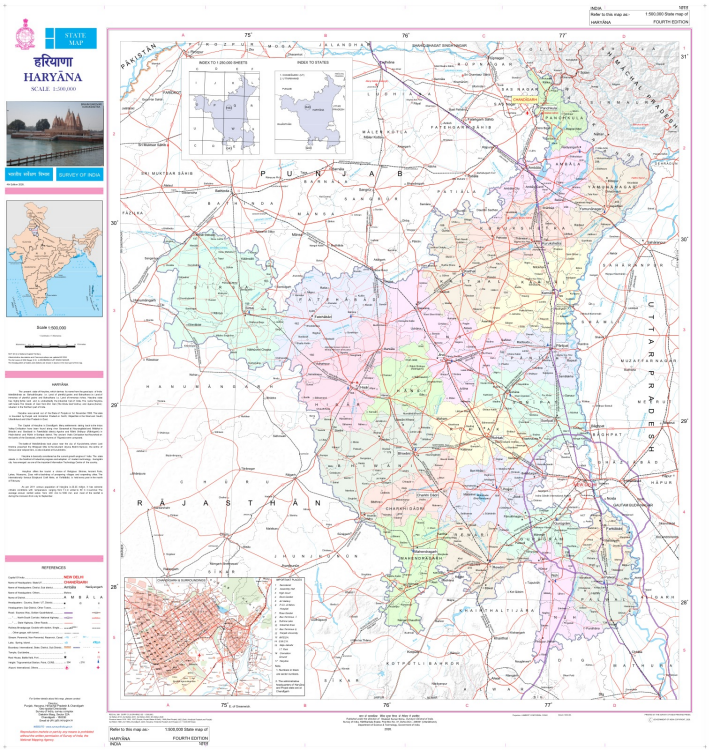
Location, supply chains and policy - an independent industrial investment lens.

CAPITAL / ADMINISTRATIVE CENTRE

Chandigarh (shared capital; separate UT)

AREA

44, 212 km² (Mo EF profile)



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

Geography and investment consequence. Northern plains surrounding Delhi on three sides, with industrial concentration along NCR corridors. Proximity to buyers must be balanced against land, labour and clean-air constraints. HRG · HRMAP

Neighbouring jurisdictions. Punjab, Himachal Pradesh, Uttar Pradesh, Rajasthan, Delhi NCT and Chandigarh UT. HRMAP

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 Gurugram-Manesar-Bawal - auto and engineering supply chains

Evidence. The 2026 industrial policy differentiates established and less-developed areas; the state has a dedicated industrial-estate network. HR01 · HRI · NCCA

Commercial case. Evaluate approved components, automation and maintenance near OEM procurement, with expansion options along NH 48.

Exposure. OEM qualification, expensive land and air-quality restrictions.

Before investment. Obtain anchor procurement acceptance, permitted site use and fuel/emissions design.

02 Karnal-Sonipat agricultural corridor - food processing and packaging

Evidence. A separate Haryana Agri-Business and Food Processing Policy 2026 is officially published. HR03 · HRMAP

Commercial case. Connect contracted grain/food inputs to NCR consumption and institutional buyers; favour products with defensible shelf life.

Exposure. Thin commodity margins and uneven cold-chain utilisation.

Before investment. Match crop contracts, water/food-safety permissions and buyer specifications before claiming benefits.

03 Gurugram / designated industrial locations - electronics and engineering services

Evidence. ESDM Policy 2026 is an original published sector instrument. HR02 · HRI

Commercial case. Combine design/service proximity with carefully selected compliant manufacturing sites.

Exposure. Imported components, rapidly changing technology and talent cost.

Before investment. Verify product certification, import economics, land-use permission and actual sector-policy eligibility.

CONNECTIVITY & DELIVERED COST

Build the transport chain

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

01 Road

Route / assessment. NH 48, NH 44 and peripheral expressway geography support NCR and north-India access. Congestion and commercial-vehicle restrictions must enter the delivery model.

Status. Existing mapped corridors; measured lead times pending

HRMAP · NCCA

02 Rail / containers

Route / assessment. Rewari/western corridor and Barhi-area terminal options merit quotation. Haryana Orbital Rail Corridor must not be treated as fully operational without current completion evidence.

Status. Directory/mapping basis only; service-specific verification needed

NCTT · HRMAP

03 Air / outbound

Route / assessment. Delhi IGI is a major nearby gateway outside Haryana; plan bonded/temperature-controlled road transfer where needed. Passenger proximity alone does not prove cargo acceptance.

Status. External gateway; current cargo contracts not verified

HRMAP

04 Water

Route / assessment. No proven inland-water industrial freight route in this dossier. Confirm industrial water allocation and reuse, especially NCR sites.

Status. Land transport base case

HRG · HR01

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 Make in Haryana Industrial Policy 2026

Terms. Net SGST reimbursement differentiates the proportion of intra-state B 2 C sales and area classification. Fast commencement, local employment and other support are conditional.

Conditions. Principal fiscal provisions apply only to Ultra-Mega, Mega and Large units satisfying section 8. Do not apply these rates to MSMEs. SGST calculation uses annual certification; capital assistance is time-linked.

Evidence status. Gazette 26 May 2026; supersedes HEEP 2020; five-year validity or earlier replacement/amendment.

HR01

02 Haryana ESDM Policy 2026

Terms. Sector-specific route exists for electronics design/manufacturing; no headline rate asserted.

Conditions. Product, investment, location, application and stacking conditions require full clause review.

Evidence status. Original 45-page gazetted PDF retrieved; benefits not yet fully verified.

HR02

03 Haryana Agri-Business and Food Processing Policy 2026

Terms. Separate food-processing instrument exists; compare it with general industrial support only after sector qualification.

Conditions. Original project thresholds, eligible costs, claim sequence and overlap require clause verification.

Evidence status. Original 40-page PDF retrieved from the official policy link.

HR03

SWOT & EXECUTION

Turn constraints into action

AKHB analysis: each opportunity depends on deliverable prerequisites.

Strengths

NCR proximity provides a concentrated buyer and service ecosystem. HRMAP · HR01

Current general and sector-specific 2026 instruments are published. HR01 · HR02 · HR03

Weaknesses

NCR land, congestion and labour costs may offset proximity benefits. HRMAP

Air-quality compliance can constrain fuels and operating patterns. NCCA

Opportunities

Automation, approved supplier development and clean industrial services can deepen clusters. HR01 · HR02

Food aggregation can serve nearby demand with measurable logistics savings. HR03 · HRMAP

Threats

Customer concentration and technology transition affect supplier plants. HR02

Changing emissions directions and water scarcity require operating contingencies. NCCA · HRG

Specific evidence still required

Sector-policy fiscal tables need selected-page verification; no old HEEP 2020 headline incentives are reused.

Rewari/WDFC route completion and terminal service must be checked against current operator records; no proposed orbital line is counted as operating.

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. High land cost near buyers

Action. Separate permitted production from customer-facing services and compare corridor sites

Owner. Investor and estate developer

Opportunity. Cost-efficient approved supplier capacity

Prerequisites. Lead-time simulation and legal site-use permission

Residual risk. Extra transfer cost and management complexity remain

HRMAP · HR01

02 Constraint-to-opportunity case

Constraint. Air-quality restrictions

Action. Design compliant clean-fuel processes and backup power from inception

Owner. Investor, utility and pollution-control authority

Opportunity. Retrofit and energy-services demand

Prerequisites. Current CAQM/GRAP review and assured fuel supply

Residual risk. Future tightening and fuel price remain

NCCA

DELIVERY PLAN & RISK

Haryana | continued

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

03 Constraint-to-opportunity case

Constraint. Seasonal agricultural supply

Action. Contract aggregation, packhouse and measured cold chain

Owner. Processor, FPOs and distributor

Opportunity. Reduced loss and institutional food supply

Prerequisites. Anchor demand and food-safety approvals

Residual risk. Seasonal utilisation and working-capital risk remain

HR03

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.