GEOGRAPHY & INVESTMENT PROFILE

# Invest in Nagaland

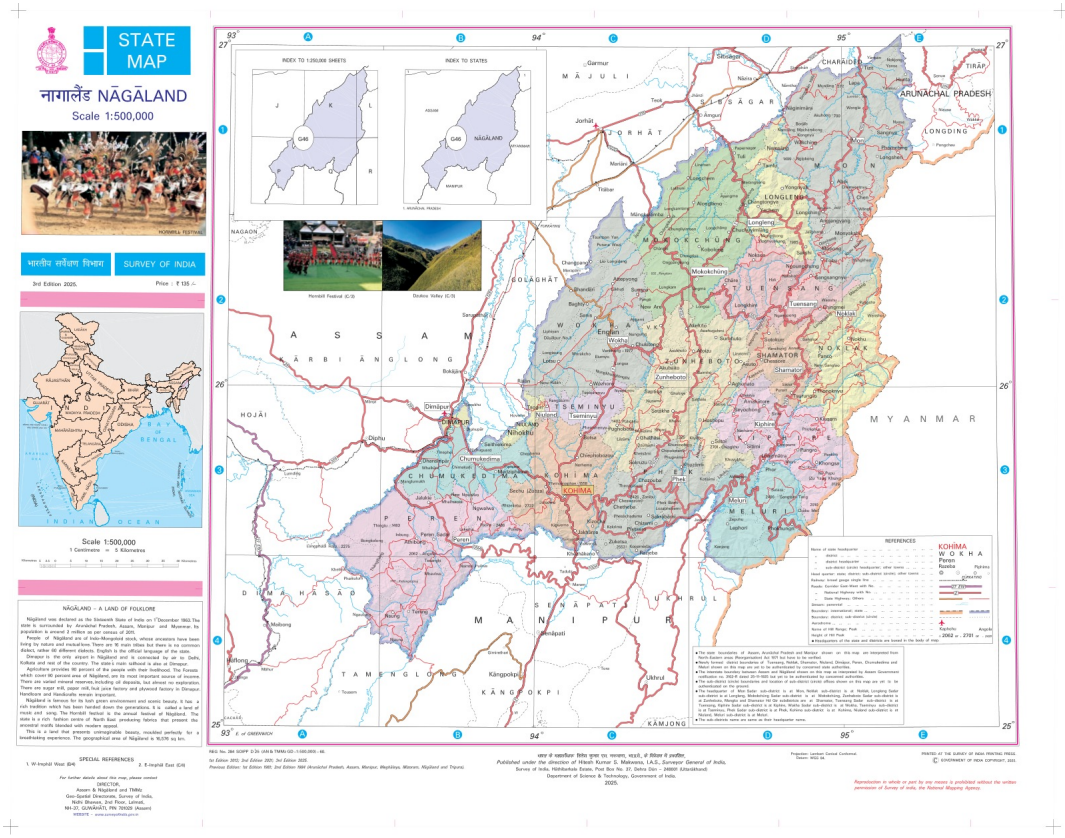
Location, supply chains and policy - an independent industrial investment lens.

**CAPITAL**

**Kohima**

**AREA SQ KM**

**16, 579 (MHA reference; not available industrial land)**




Official geographic context · full supplied sheet(s), resized · NL03

**Geography/neighbours.** Hill state; Assam, Arunachal Pradesh, Manipur; Myanmar. Dimapur gateway differs from hill catchments. NL03 · NE01

**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 King chilli/ginger products

**Evidence.** Mo FPI identifies resources NL01 · NL02

**Commercial case.** Mo FPI identifies resources; official administrative report describes Medziphema incubation capability.

**Exposure.** Small lots and uncertain facility access.

**Before investment.** Crop contracts, product tests and written facility terms.

## 02 Bamboo furnishing components

**Evidence.** Mo FPI identifies bamboo activity NL01 · NL02

**Commercial case.** Mo FPI identifies bamboo activity; standardized treated components may improve freight economics.

**Exposure.** Supply consistency and outbound cost.

**Before investment.** Legal supply, buyer qualification and landed-margin trial.

## 03 Agro-machinery repair/packaging

**Evidence.** Food-resource base supports a demand-testing case near Dimapur/Medziphema. NL01 · NL02

**Commercial case.** Food-resource base supports a demand-testing case near Dimapur/Medziphema.

**Exposure.** Insufficient customers and spare-parts inventory costs.

**Before investment.** Anchor service contracts and replenishment plan.

## 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.** Candidate first-mile and gateway routing; no site-specific performance established.

NL02 · NL03

## 02 Rail

**Route / assessment.** Dimapur gateway must be distinguished from ongoing Dimapur-Kohima project in March 2026; no completed Kohima freight service asserted.

NE02 · NL03

## 03 Air

**Route / assessment.** Airport gateway asset; scheduled industrial cargo lift unverified.

NL03

## 04 Inland water

**Route / assessment.** No direct industrial waterway chain established by this pack; absence of evidence is not a claim that no route exists.

NL03

## 05 Sea / border gateway

**Route / assessment.** Domestic route is a planning case; international port service or border authorization not verified.

NL03 · NE01

## 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 Nagaland Trade, Investment and Industrial Policy 2025

**Terms.** Conditional routes only; unverified current rates excluded.

**Conditions.** The retained one-page 2025 notification sets a five-year phased framework. The official department index also lists fuller NTIIP 2025 material posted 14 August 2026. That original was located but could not be retrieved in this pass; current incentive provisions and implementation must be reconciled before any numeric offer. The one-page notification alone is insufficient.

**Evidence status.** One-page notification preserved; fuller policy listed in August 2026 remains uncollected and unreconciled. No current numerical entitlement asserted.

NL01 · NL26INDEX

## 02 Sector/component framework

**Terms.** No additional unverified entitlement stated.

**Conditions.** Food-processing policy listed in official policy index; complete operative rules not captured. Incubation infrastructure is not evidence of a subsidy entitlement.

**Evidence status.** Component or retrieval gap as specified.

NL01

## Specific evidence still required

Customary land arrangements, hill first-mile logistics and missing detailed incentive rules need verification.

Food-processing policy listed in official policy index; complete operative rules not captured. Incubation infrastructure is not evidence of a subsidy entitlement.

Current site title/lease/ownership, utilities, freight schedules/rates and buyer commitments require project diligence.

No current workforce/economy statistic asserted without a consistent dated primary series.

National FDI, tax, customs, environmental and sector approvals require the separate national legal guide.

POLICY ROUTES & ELIGIBILITY

# Nagaland | continued

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

### 03 UNNATI 2024 - April 2026 amendment

**Terms.** Capital, interest and manufacturing-linked mechanisms remain subject to approval. No fresh application window is established at 1 November 2026.

**Conditions.** Clauses F and J replace health/eco tourism with cruise ship/houseboat services; IT/ITeS is restricted to data centres; add ropeways/amusement parks/rides; omit vocational/digital education, fintech/financial services, BPO and listed primary-healthcare/agriculture technology-oriented startup categories. Do not market these omitted categories as current UNNATI-eligible sectors. Clause G amends 8.10 to reference State Government schemes and expressly allows additional state top-up subject to disclosure of UNNATI benefits. Read with original 8.10; not blanket unlimited stacking. Clause E addresses same-GSTIN manufacturing expansion at another location within the same NE state and zone basis. Clause H addresses multiple GST registrations, ₹ 250 crore entity-in-state ceiling and 15% positive appraisal-value deviation subject to overall/budget limits. Amendment says effective from notification; reviewed text does not expressly resolve protection/transitional treatment of every earlier application/registration. Do not retrospectively deny vested earlier benefits. Review registration date, sanction and transition position individually.

**Window / version.** Clause C substitutes application deadline 30 September 2026. Clause D substitutes grant-of-registration deadline 31 March 2027. Grant deadline is not permission for fresh applications after application deadline. No fresh opening established as of 1 November 2026.

**Evidence status.** Applications closed 30 September 2026; 31 March 2027 is the registration-grant deadline, not a fresh application deadline.

UNNATIV · NE03

## Turn constraints into action

AKHB analysis: each opportunity depends on deliverable prerequisites.

### Strengths

Mo FPI identifies resources NL01 · NL02

Documented industrial framework supplies a starting point for eligibility diligence. NL01

### Weaknesses

Small lots and uncertain facility access. NL01 · NL02

Customary land arrangements, hill first-mile logistics and missing detailed incentive rules need verification. NL01 · NL03

### Opportunities

Mo FPI identifies bamboo activity; standardized treated components may improve freight economics. NL01 · NL02

Food-resource base supports a demand-testing case near Dimapur/Medziphema. NL01 · NL02

### Threats

Route, climate and service disruption can affect delivered cost. NE02 · NL03 · NL04 · NL05

Publication of policy does not guarantee an open window or budget release. NL01 · NE03 · NE05

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.** Small lots and uncertain facility access.

**Action.** For king chilli/ginger products, complete this investment gate before sizing/committing capacity: Crop contracts, product tests and written facility terms.

**Owner.** Promoter procurement/technical team and contracted buyer; regulator or carrier where the gate requires clearance/service confirmation.

**Opportunity.** King chilli/ginger products

**Prerequisites.** Crop contracts, product tests and written facility terms.

**Residual risk.** Demand and operating conditions may change; downside margins and contingencies remain necessary.

NL01 · NL02

## 02 Constraint-to-opportunity case

**Constraint.** Supply consistency and outbound cost.

**Action.** For bamboo furnishing components, complete this investment gate before sizing/committing capacity: Legal supply, buyer qualification and landed-margin trial.

**Owner.** Promoter procurement/technical team and contracted buyer; regulator or carrier where the gate requires clearance/service confirmation.

**Opportunity.** Bamboo furnishing components

**Prerequisites.** Legal supply, buyer qualification and landed-margin trial.

**Residual risk.** Demand and operating conditions may change; downside margins and contingencies remain necessary.

NL01 · NL02

## 03 Constraint-to-opportunity case

**Constraint.** Insufficient customers and spare-parts inventory costs.

**Action.** For agro-machinery repair/packaging, complete this investment gate before sizing/committing capacity: Anchor service contracts and replenishment plan.

**Owner.** Promoter procurement/technical team and contracted buyer; regulator or carrier where the gate requires clearance/service confirmation.

**Opportunity.** Agro-machinery repair/packaging

**Prerequisites.** Anchor service contracts and replenishment plan.

**Residual risk.** Demand and operating conditions may change; downside margins and contingencies remain necessary.

NL01 · NL02