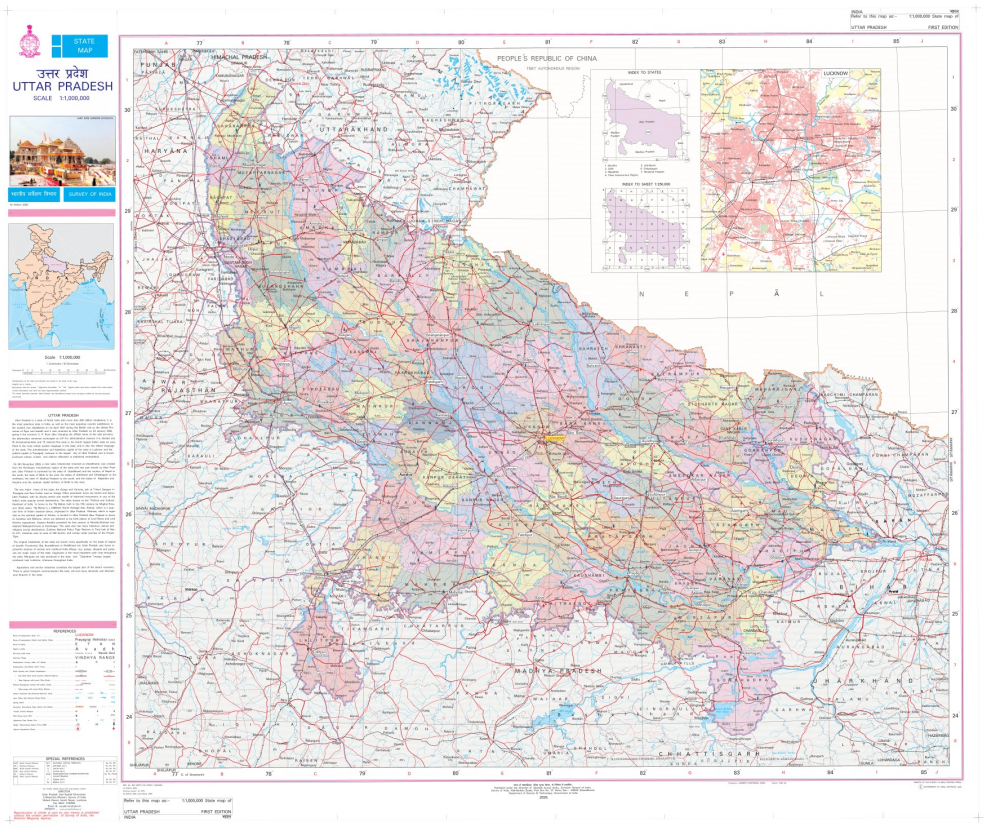
GEOGRAPHY & INVESTMENT PROFILE

Invest in Uttar Pradesh

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

CAPITAL / AREA

Lucknow |240, 928 sq km



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

Neighbours. Nepal; Uttarakhand, Himachal Pradesh, Haryana, Rajasthan, Madhya Pradesh, Chhattisgarh, Jharkhand, Bihar; Delhi NCT. Use official map for small boundary segments. UPMAP

Geography. Gangetic plains with Himalayan foothills to north and Vindhyan terrain to south; landlocked. UPGEO

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.

Electronics components near Noida/Greater Noida

Evidence. Official Invest UP identifies established electronics concentration and new 2025 component policy. UP6

Commercial case. Supplier proximity and NCR market access can support components/industrialelectronics tied to anchor orders.

Exposure. Customer concentration, imported parts, obsolescence, power-quality and eligibility for newer schemes.

Before investment. Require anchor qualification, demand commitment, cleanroom/power assessment and current 2025 amended policy comparison.

Food-processing and temperature-controlled distribution

Evidence. Food Processing 2023 route and agriculture base; 35%capital support headline has defined asset categories. UP4 · UP1

Commercial case. Source-region processing plus NCR/urban distribution merits comparison at individual commodity level.

Exposure. Seasonal utilisation, water availability, food standards and cold-chain economics.

Before investment. Proceed with procurement contracts and capacity utilisation sensitivities; subsidy should follow profitable base economics.

Defence precision components and qualified suppliers

Evidence. Six corridor nodes plus existing manufacturing base; 2026 government press release distinguishes investment commitments. UP7

Commercial case. Pursue established buyer qualification gaps and components, not generic speculative defence capacity.

Exposure. Long procurement cycles, export/security licensing, testing accreditation and customer concentration.

Before investment. Obtain buyer RFQ/qualification plan and node service readiness before land commitment.

IT/ITeS and GCC delivery

Evidence. IT 2022 first amendment published 7 Sep 2026; GCC 2024 implementation rules published 2026. UP5 · UP8

Commercial case. Compare NCR experienced talent against Lucknow/other-city cost and hiring pipeline for appropriate functions.

Exposure. Attrition, wage inflation, data/client requirements; legacy policy figures may be stale.

Before investment. Model total occupied-seat cost, retention and redundancy; apply latest amendment and correct GCCdefinition.

CONNECTIVITY & DELIVERED COST

Build the transport chain

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

01 Road

Route / assessment. Agra-Lucknow / Purvanchal / Bundelkhand / Gorakhpur Link; Ganga links Meerut-Prayagraj.

Status. UPEIDA lists all five operational; Ganga inauguration recorded 29 April 2026.

Investor test. Inspect legal heavy-vehicle access, bridge/loading limits, tolls, urban entry restrictions and seasonal delivery records; expressway frontage does not mean direct access.

T-UP-ROAD · T-UP-GANGA

02 Rail and seaport exports

Route / assessment. Dadri → Western DFC → JNPT; EDFC Ludhiana → Sonnagar serves the wider northern/eastern freight spine.

Status. WDFC fully operational per 8 September 2026 JICA release; EDFC commissioned.

Investor test. Obtain the container operator's terminal pair, first-mile rate, train frequency, cut-off, empty-container supply and shipping-line connection. Separate DFC commissioning from Dadri/Boraki hub readiness.

T-UP-DFC · T-DFC-E

03 Inland water / outbound

Route / assessment. Ramnagar-Varanasi MMT → NW-1 → Haldia maritime interface.

Status. MMT developed; adjoining freight village and MMT railway integration remain separate development works.

Investor test. Trial cargo-specific barge movement; validate draft, river season, handling loss, first/last mile and road/rail contingency.

T-IWAI · T-IWT-MIN

04 Air and executive access

Route / assessment. Lucknow / Varanasi cargo gateways; assess NCR plants against their actual airport routing.

Status. AAI describes cargo handling infrastructure; no current airline frequency, payload or commodity acceptance verified.

Investor test. Confirm customs scope, cut-off, cold-chain hours, airline payload and transfer airport. Noida airport cargo capability is not assumed in this assessment.

T-AIR

POLICY ROUTES & ELIGIBILITY

Model conditions, not headlines

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

01 Industrial Investment & Employment Promotion 2022

Terms. Stamp duty: 100%Bundelkhand/Poorvanchal; 75%Madhyanchal/Paschimanchal except GBN/Ghaziabad; 50%GBN/Ghaziabad.

Conditions. Large>₹ 50 cr<₹ 200 cr; Mega₹ 200-<500 cr; Super Mega₹ 500-<3000 cr; Ultra Mega≥₹ 3000 cr. MSMEs need their own route.

Evidence status. Current Invest UP listing; read implementation SOPs and subsequent orders.

UP2

02 IIEPP 2022 investment-promotion options

Terms. Choose ONE: capital subsidy / net SGST reimbursement / PLI top-up. Base capital rates 10-30%ECI by district/category, paid 10-20 years.

Conditions. Annual caps and capacity-use conditions matter; full GCM requires 75%peak capacity after first year (first year 40%threshold). Do not add all three.

Evidence status. Original PDF and official current summary verified.

UP2

03 Food Processing Industry 2023

Terms. Newunit 35% eligible plant, machinery and technicalcivil expenditure, cap₹ 5 crore; 100%stamp duty exemption.

Conditions. Separate conditions, eligible cost, sanction and 2025 implementation guidelines; expansionpercent differs across official summaries, so exclude expansionrate until reconciled.

Evidence status. Original PDF downloaded; benefits cross-checked official summary.

UP4

04 IT/ITeS 2022 first amendment 2026

Terms. Updated policy covers capital/operating expense, payroll, skills, exports and relocation routes.

Conditions. Use 7 Sep 2026 amended original; do not reuse unamended 2022 rates. District classification and eligibility define actual support.

Evidence status. Current amendment downloaded 24 pages.

UP5

POLICY ROUTES & ELIGIBILITY

Uttar Pradesh | continued

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

05 GCC 2024 implementation rules 2025, posted Mar 2026

Terms. Dedicated GCCroute; rules state effective date 7 May 2025.

Conditions. Obtain original policy plusrules and qualifyingunit thresholds; do not conflate branding year 2024 with notification 2025.

Evidence status. Rules located; amounts not independently audited.

UP8

06 Electronics + other sector routes

Terms. Electronics Component Manufacturing 2025(first amendment); compare legacy Electronics 2020; Defence/Aerospace; MSME 2022; Logistics 2022; EV 2022; FDI/FCI 2023.

Conditions. Applicableproject must select correctroute; olderpolicy still beinglisted is not proof openapplication window. Check incentives stacking, sunset and expenditure eligibility.

Evidence status. Current official directory identifies routes; project-specific originals required before financial reliance.

UPINDEX · UP6

SWOT & EXECUTION

Turn constraints into action

AKHB analysis: each opportunity depends on deliverable prerequisites.

Strengths

Multiple established industrial and urban markets allow sector-specific location choice. UP6 · UP7

Regional incentive differentiation creates alternatives to NCR for suitable projects. UP2

Weaknesses

A large state average conceals different logistics, wages and suppliers across districts. UPGEO · UP2

Landlocked exports need a verified inland freight chain; corridor proximity alone does not prove affordable service. UPMAP · UP3

Opportunities

Components, food value addition and qualified defence supply can build around demonstrated ecosystems. UP4 · UP6 · UP7

Choose location by delivered cost and buyers; compare mutually exclusive subsidy routes by discounted cash flow. UP2

Threats

Investment proposals and identified corridor land can be mistaken for operating capacity. UP3 · UP7

Rapid policy amendments can invalidate old headline benefit tables; September 2026 ITrevision is an example. UP5

Specific evidence still required

Current wage, skill vacancy, industrialwater/power reliability andland-price quotations not independently measured.

No guaranteedprojectreturn or ease-of-doing-business score.

Central FDI, tax, customs, labour, environment, remittance andschemeconditions must be incorporated from centraldossier.

Use SOImap for allneighbours; state prose neighbour lists inconsistent.

Do not call proposeddata-centrecapacity operational or assume everydefencecorridorplot ready.

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. Inland location requires a port leg, but a dedicated western freight corridor now exists.

Action. Aggregate anchor-customer export volumes and procure through-terminal/port service instead of separate uncoordinated legs.

Owner. Manufacturer consortium with container train operator and freight forwarder

Opportunity. Shared export consolidation, vendor-managed inventory and packaging near a verified rail terminal.

Prerequisites. Minimum contracted loads and delivered-cost saving after handling, inventory and empty repositioning.

Residual risk. Missed vessel connection or underfilled trains can erase nominal line-haul savings.

T-UP-DFC

02 Constraint-to-opportunity case

Constraint. District-level first/last-mile conditions differ; LEADS records congestion and winter-fog concerns.

Action. Locate truck holding/cross-dock outside the constrained urban leg, schedule dispatch windows and maintain alternate routes.

Owner. Estate developer, logistics operator and road/local authority

Opportunity. An independently viable consolidation or cold-chain node serving several plants.

Prerequisites. Paid anchor contracts, permitted land use, measured seasonal dwell time and resilient utilities.

Residual risk. Public-road improvements and adverse-weather controls are outside the plant's sole control.

T-LEADS · T-UP-ROAD

DELIVERY PLAN & RISK

Uttar Pradesh | continued

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

03 Constraint-to-opportunity case

Constraint. A developed river terminal does not guarantee a complete rail-water service chain.

Action. Run a volume-backed pilot using existing access and contract a road fallback before sizing terminal-linked assets.

Owner. Cargo owner, barge operator and IWAI/terminal operator

Opportunity. Cargo aggregation and handling services around Varanasi for suitable non-urgent products.

Prerequisites. Quoted service, demonstrated handling compatibility and all-in cash-cycle advantage.

Residual risk. Draft variability, low utilisation and delayed rail integration remain possible.

T-IWAI

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.

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