GEOGRAPHY & INVESTMENT PROFILE

Invest in Uttarakhand

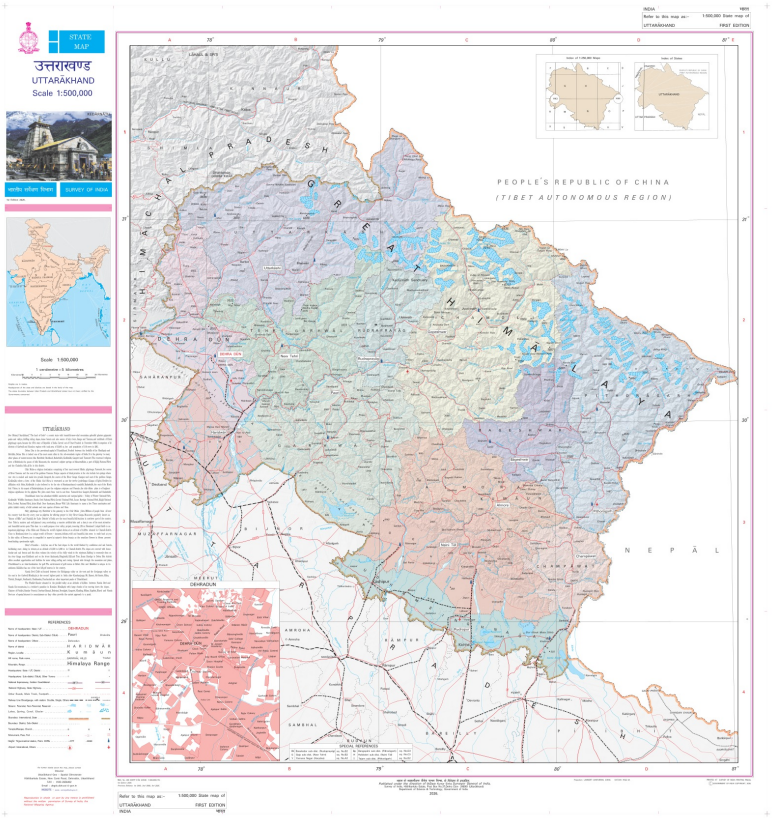
Location, supply chains and policy - an independent industrial investment lens.

CAPITAL / ADMINISTRATIVE CENTRE

Dehradun; Gairsain/Bhararisain summer capital

AREA

53, 483.36 km² (Mo EF/SOI administrative basis)



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

Geography and investment consequence. Himalayan state with industrial plains in Haridwar and Udham Singh Nagar and distinct hill production areas. Incentive geography is not interchangeable with logistics feasibility. UKG · UKMAP

Neighbouring jurisdictions. Himachal Pradesh and Uttar Pradesh; international boundaries with Nepal and China shown on the official SOI map. UKMAP

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 Haridwar - engineering, electrical and industrial supplier units

Evidence. Mega policy 2025 recognises manufacturing categories and existing industrial infrastructure. UK01 · UKMAP

Commercial case. Target approved suppliers in established plains clusters before considering higher-cost hill sites for extra incentives.

Exposure. Land/utility availability and buyer concentration.

Before investment. Confirm developed plot, sanctioned load, workforce and purchase qualification.

02 Pantnagar-Rudrapur-Sitarganj - food and industrial processing

Evidence. Plains geography, manufacturing framework and CONCOR Pantnagar terminal support logistics screening. UK01 · UK04 · NCTT

Commercial case. Evaluate food/packaging and engineering inputs against nearby raw material and industrial demand.

Exposure. Water use, freight balance and seasonal procurement.

Before investment. Quote Pantnagar terminal service and validate inputs/offtake.

03 Hill districts - traceable horticulture / botanical ingredients

Evidence. Policy defines hill categories and additional capital support; logistics policy provides a separate framework. UK01 · UK04

Commercial case. Choose high-value, low-weight products compatible with local resources, using permitted procurement.

Exposure. Forest/collection restrictions, seasonal roads and limited throughput.

Before investment. Prove legal sourcing, processing yields, product approvals and contracted demand.

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. Plains access through NH 344/NH 9 and hill routes must be modelled separately. Hill truck capacity, bridge limits and seasonal disruption affect unit cost.

Status. Official map context; engineering/seasonal verification pending

UKMAP

02 Rail / outbound

Route / assessment. CONCOR lists Pantnagar; Haridwar and plains rail network supports location screening. Export cargo still requires external seaport transfer.

Status. Terminal directory verified; service and cost unverified

NCTT · UKMAP

03 Air

Route / assessment. Dehradun and Pantnagar serve business access. Delhi is an external export-cargo option; no scheduled freighter or pharmaceutical cold-chain service is assumed locally.

Status. Current cargo acceptance unverified

UKMAP

04 Water

Route / assessment. No working industrial inland-water freight route proved. River proximity does not confer abstraction or effluent rights.

Status. Land transport base case

UKG

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 Uttarakhand Mega Industrial and Investment Policy 2025

Terms. Category-specific capital subsidy 10/12/15/20%, capped₹ 20/60/150/400 crore over 8/10/12/15 years; conditional hill increment and stamp-duty reimbursement are separately specified.

Conditions. Large manufacturing P&M investment above₹ 50 crore; CAF in-principle approval before commercial production; capital and employment thresholds maintained; claim test normally within 6 months of qualifying event.

Evidence status. Five years from notification; 8 April 2026 implementation procedure also retrieved. Values are original-backed but not a blanket offer.

UK01 · UK02

02 Uttarakhand MSME Policy 2023

Terms. Distinct smaller-enterprise route; mega-policy rates must not be applied to MSMEs.

Conditions. MSME category, location and implementation rules require separate assessment.

Evidence status. Original 18-page policy retrieved; detailed benefit table not yet verified.

UK03

03 Uttarakhand Logistics Policy 2023

Terms. Separate logistics infrastructure support/facilitation route.

Conditions. Facility type, minimum project conditions and approvals need clause review; proposals do not establish operating assets.

Evidence status. Original 16-page policy retrieved; no unverified percentage stated.

UK04

SWOT & EXECUTION

Turn constraints into action

AKHB analysis: each opportunity depends on deliverable prerequisites.

Strengths

Established plains industry and rail access offer practical manufacturing sites. UK01 · NCTT

A current mega-policy procedure is published. UK02

Weaknesses

Hill terrain limits suitable heavy-industry sites. UKG · UKMAP

Capital and permanent-employment thresholds must be sustained. UK01

Opportunities

Higher-value hill products can support traceable sourcing and processing. UK01

Shared logistics and supplier services can deepen plains clusters. UK04

Threats

Slope/weather disruption and ecological permissions can delay projects. UKG

Late CAF/eligibility claims can reduce or defeat incentives. UK01

Specific evidence still required

MSME and logistics fiscal clauses need further verification before numerical brochures.

Do not reuse expired Mega 2021 benefits; 2025 instrument and 2026 procedure govern the reviewed route.

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. Hill haul and low load density
Action. Use local primary grading with final consolidation at plains node
Owner. Processor, FPOs and logistics provider
Opportunity. Traceable high-value ingredients
Prerequisites. Legal procurement, tested yields and buyer commitment
Residual risk. Seasonal disruption remains
UK01 · UK04

02 Constraint-to-opportunity case

Constraint. Limited industrial land
Action. Compare ready plains sites before greenfield hill excavation
Owner. Investor and industrial development corporation
Opportunity. Faster supplier capacity installation
Prerequisites. Title, utilities and environmental permissions
Residual risk. Plot scarcity and price remain
UK01

03 Constraint-to-opportunity case

Constraint. Employment threshold risk
Action. Build retention, training and production ramp plan into incentive model
Owner. Employer and technical institutes
Opportunity. Stable industrial skills
Prerequisites. Auditable permanent-employment records and realistic hiring plan
Residual risk. Demand downturn may reduce eligible support
UK01