P-44020/5/2024-DBA-II
Government of India
Ministry of Commerce and Industry
Department for Promotion of Industry and Internal Trade
(NERS Section)

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Vanijya Bhawan, New Delhi

Dated: 23rd September 2026

OFFICE MEMORANDUM

Subject: 27th Meeting of the DPIIT Level Committee (DLC) to consider applications for registration of the units under Uttar Poorva Transformative Industrialization Scheme (UNNATI, 2024)- reg.

The undersigned is directed to enclose herewith a copy of the minutes of the 27th meeting of the DPIIT Level Committee for grant of registration under Uttar Poorva Transformative Industrialization Scheme (UNNATI, 2024**), held on 18th September, 2026 at 03:00 PM**, chaired by Joint Secretary, DPIIT for information and necessary action.

Encl: As above

23/9/26

(Kamlesh Kumar)
Under Secretary to Govt. of India
Email: kamlesh.kumar72@nic.in

To,

1. Secretary, Industries and Commerce Department, Government of Arunachal Pradesh, Assam, Mizoram, Nagaland & Sikkim.

2. Commissioner/Director, Industries and Commerce Department, Government of Arunachal Pradesh, Assam, Mizoram, Nagaland & Sikkim.

Copy to:

1. Shri Anindya Bhattacharya, Director, DPIIT
2. Shri C.S. Rao, Director, IFW-DPIIT

Record of Discussion of the 27th DPIIT Level Committee Meeting held on 18th September, 2026 for considering applications for registration of the units under Uttar Poorva Transformative Industrialization Scheme (UNNATI, 2024)

1. The 27th DPIIT Level Committee (DLC) meeting was held under the chairpersonship of Dr. Kajal, Joint Secretary, DPIIT, on **18th September, 2026 at 03:00 PM**. The meeting was held in hybrid mode to consider applications of units under the UNNATI scheme for registration. The list of participants is enclosed in **Annexure I**.
2. **Twenty-Seven (27)** applications (Assam- 01, Arunachal Pradesh- 01, Mizoram- 12, Nagaland- 02 & Sikkim- 11) were submitted for consideration before the DLC. The SLCs conducted by the respective State Governments recommended the applications for further consideration by the DLC for grant of registration under UNNATI, 2024.
3. After detailed deliberations, the Committee approved grant of registration in respect of **Twenty (20)** units under UNNATI, 2024 **(listed in Annexure II).** Consequent upon grant of registration, processing of claims of the above units shall be subject to the following:

i. *In terms of clause 8.7 of the UNNATI scheme notification dated 09.03.2024, the final invoice for procurement of Plant and machinery or for construction of buildings and durable physical assets must be on or after 09.03.2024 to be considered eligible under the scheme. The Committee recommends that the claim applications be thoroughly checked for all relevant bills and vouchers as per the guidelines.*

ii. *In terms of clause 8.2, manufacturing sector units with a minimum investment of Rs. 1.0 crore in plant & machinery will be eligible for incentives under this scheme. For calculation of any incentive under the scheme, the eligible value shall be determined based on the investment made in Plant & Machinery in the manufacturing sector. The scheme shall not apply to the units that manufacture the products listed in the Negative list in Annexure –I.*

iii. *In terms of clause 8.3. Service sector units with a minimum investment of Rs. 50 Lakh in building and other durable physical assets will be eligible for incentives under this scheme. For calculation of any incentive under the scheme the eligible value shall be determined based on the investment made in building and other durable physical assets. The scheme shall be applicable only for services listed in the Positive list in Annexure II.*

iv. *In terms of 8.4. For Micro Industries, the minimum investment limit shall be Rs. 50 lakhs for both manufacturing and service sectors.*

4. After due scrutiny, the committee decided to further review **One (01)** application for registration **(listed at Annexure III)**
5. Committee decided to **reject Five (05)** applications for registration under the Scheme **(listed in Annexure IV).**
6. The Committee was informed that **one (01)** application **(Listed in Annexure V)**, recommended by the State Governments, was behind those applications, as per the FIFO analysis, and can be considered within the State-allocated budget. Hence, only after a final decision is taken on the earlier applications as per FIFO can the DLC take up these applications for consideration. Accordingly, it was decided to defer a decision on all such applications and to take them up for consideration for registration after a complete assessment of budget availability.
7. **Applications auto-forwarded to DPIIT for consideration -** The Committee was informed that more than 100 applications have been forwarded to DPIIT without final consideration at the State Government level, in accordance with the revised SOP approved during the 8th Steering Committee Meeting, as these have been pending at the Applicant Level for more than 30 days. The Committee felt that a detailed assessment of each of these applications is required before a decision is taken on their closure. Accordingly, the Committee directed

that details regarding the number and nature of clarifications raised in respect of such applications be compiled and placed before it for review. In view of the above, a decision on these applications was deferred till the next meeting.

The Meeting ended with a Vote of Thanks to the Chair.

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Annexure-I

List of Participants

1. Dr. Kajal, Joint Secretary, DPIIT
2. Shri Anindya Bhattacharya, Director, DPIIT
3. Shri C.S. Rao, Director, IFW, DPIIT
4. Shri Kamlesh Kumar, US, DPIIT
5. Shri Pradeep Kumar Sharma, SO, DPIIT
6. Shri Jayant Kumar, ASO, DPIIT
7. PMU Team, EY
8. PIU Team, GT

Annexure-II

The following **Twenty (20)** applications have been **granted registration** under UNNATI, 2024.

S. no	Name of the Unit and Application number	District/ State/ Zone	Sector/ New or Expansion	Expected DOCP	First Application Submission date	Type of Products / Service proposed	Proposed P&M/Building as per BAR (Rs. in Lakhs)	Document Compliance	Eligible Incentive
1	**Zara Villa (NER/2026/MZ-AIZ/00397)**	Aizawl/ Mizoram/ Zone B	Service / New	01-04-2027	23-02-2026	Tourism & Hospitality Services	1,314.84	Yes	CII, CIS & MSLI
2	**Hotel Hill View (NER/2026/MZ-AIZ/01452)**	Aizawl/ Mizoram/ Zone B	Services/ New	01-04-2028	01-06-2026	Tourism & Hospitality Services	2,561.63	Yes	CII, CIS & MSLI
3	**BCA Lodge [1] (NER/2026/MZ-AIZ/01551)**	Aizawl/ Mizoram/ Zone B	Service / New	01-04-2027	10-06-2026	Tourism & Hospitality Services	736.70	Yes	CII, CIS & MSLI
4	**The Lena Hotel (NER/2026/MZ-AIZ/01730)**	Aizawl/ Mizoram/ Zone B	Service / New	01-04-2027	18-06-2026	Tourism & Hospitality Services	1,319.12	Yes	CII, CIS & MSLI
5	**Zorem Bakery [2] (NER/2026/MZ-AIZ/01734)**	Aizawl/ Mizoram/ Zone B	Manufacturing/ New	03-02-2026	18-06-2026	Manufacturing of Pastries	60.61	Yes	CII & MSLI
6	**Bella Rins**	Aizawl/ Mizoram/ Zone B	Manufacturing/ New	26-02-2026	17-06-2026	Pastry- Bakery	54.22	Yes	CII & MSLI

	(NER/2026/MZ-AIZ/01736)								
7	**Denzong Regency (NER/2026/SK-GAN/00025)**	Gangtok/ Sikkim/ Zone A	Service / Expansion	01-04-2027	14-02-2026	Tourism & Hospitality Services	4,288.00	Yes	CII & CIS
8	**Atmosphere (NER/2026/SK-GAN/00266)**	Gangtok/ Sikkim/ Zone A	Service / New	15-12-2026	10-02-2026	Tourism & Hospitality Services	197.95	Yes	CII, CIS & MSLI
9	**Hotel 24 Nests (NER/2026/SK-PAK/00691)**	Pakyong/ Sikkim/ Zone A	Service / New	01-01-2028	04-05-2026	Tourism & Hospitality Services	389.75	Yes	CII, CIS & MSLI
10	**The Valenseer (NER/2026/SK-GAN/00749)**	Gangtok/ Sikkim/ Zone A	Service / New	01-04-2028	04-05-2026	Tourism & Hospitality Services	1,158.68	Yes	CII, CIS & MSLI
11	**Hotel Drishna (NER/2026/SK-SOR/01229)**	Soreng/ Sikkim/ Zone B	Services/ New	14-04-2027	26-05-2026	Tourism & Hospitality Services	165.14	Yes	CII, CIS & MSLI
12	**The Four ways Inn (NER/2026/SK-GAN/01350)**	Gangtok/ Sikkim/ Zone A	Service / New	01-04-2028	28-05-2026	Tourism & Hospitality Services	426.82	Yes	CII, CIS & MSLI
13	**Hawaghar**	Gangtok/ Sikkim/ Zone A	Service / New	15-06-2027	09-06-2026	Tourism & Hospitality Services	128.45	Yes	CII, CIS & MSLI

	(NER/2026/SK-GAN/01597)								
14	**Mayvaan Heritage (NER/2026/SK-GAN/01508)**	Gangtok/ Sikkim/ Zone A	Services/ New	01-04-2028	09-06-2026	Tourism & Hospitality Services	1,386.96	Yes	CII, CIS & MSLI
15	**Papumpare Tea Estate Private Limited [3] (NER/2026/ACP-PP/00013)**	Papum Pare/ Arunachal Pradesh/ Zone B	Manufacturing/ Expansion	01-04-2026	08-01-2026	CTC Tea	315.63	Yes	CII & CIS
16	**Aizawl Haven (NER/2025/MZ-AIZ/01046)**	Aizawl/ Mizoram/ Zone B	Services/ New	01-01-2028	16-03-2026	Tourism & Hospitality Services	854.01	Yes	CII, CIS & MSLI
17	**Calistakartys Edtech Private Limited (NER/2026/NL-DIM/00640)**	Dimapur/ Nagaland/ Zone B	Service/ New	31-03-2026	12-03-2026	Educational & Skill Development Services (Tech-oriented EdTech & Digital Skill Infrastructure)	127.17	Yes	CII, CIS & MSLI
18	**Norbuyankhel (NER/2026/SK-NAM/00625)**	Namchi/ Sikkim/ Zone B	Services/ New	30-04-2028	11-03-2026	Tourism & Hospitality Services	391.54	Yes	CII, CIS & MSLI
19	**Conch Shield (NER/2026/SK-NAM/00628)**	Namchi/ Sikkim/ Zone B	Service/ New	30-04-2027	11-03-2026	Tourism & Hospitality Services	199.68	Yes	CII, CIS & MSLI

20	**Bethmeon Pavilion (NER/2024/00608)**	Dimapur/ Nagaland/ Zone B	Services/ New	01-01-2028	12-03-2026	Tourism & Hospitality Services	1,418.67	Yes	CII, CIS & MSLI

[1] *The Committee approved the registration of the unit,* ***BCA Lodge****, subject to the condition that incentives shall be admissible only in respect of the leased portion of the building comprising the 3rd Floor to the 6th Floor, including the terrace floor. Accordingly, the unit shall be eligible to avail incentives solely for the aforesaid leased floors, and no incentives shall be admissible for any other portion of the building.*

[2] *The Committee approved the registration for units* ***Zorem Bakery*** *with the condition that the lease shall be valid at the time of the claim filing as the registered lease of the unit is till August 2034.*

[3] *The Committee approved the registration for* ***Papumpare Tea Estate Private Limited*** *subject to the rectification in date of GST registration on the portal as per the GST certificate.*

Annexure-III

The following **01 (One)** applications have been kept **on hold** for registration for further review

S. No	Name of the Unit and Application number	District/ State/ Zone	Sector New/Existing	Expected DOCP	Type of Products / Service proposed	Remarks and Observations
1.	Atithi Inn (NER/2026/AS-KM/00275)	Kamrup Metro/ Assam/ Zone A	Services/ New	15-04-2026	Tourism and Hospitality	1. DPIIT had earlier sought clarification from the State Government on whether the unit qualified as a new establishment or an expansion, considering the proposed investment of ₹86.68 lakh. 2. The State Government clarified that the project was a new unit being established on freshly leased premises, involving the creation of a new building, civil works, fixed durable asset and other assets. 3. The Chair directed that NEDFi to clarify and substantiate how the proposed construction of 16 rooms could be undertaken within the appraised investment of ₹86.68 lakh.

						4. Accordingly, application is kept on hold.

Annexure-IV

The following **Five (05)** are not found in order and recommended for **rejection**:-

S. No	Name of the Unit and Application number	District/ State/ Zone	Sector New/ Existing	Expected DOCP	Date of first Application Submission date	Type of Products / Service proposed	Remarks and Observations
1.	**LR Villa (NER/2026/MZ-AIZ/01506)**	Aizawl/ Mizoram/ Zone B	Service/ New	12-03-2027	04-06-2026	Tourism & Hospitality Services	1. As per the DPR and BAR, the proposed accommodation comprises 02 nos. of double bedrooms, a 50-person multipurpose room; karaoke; billiards; kitchen/dining 2. Further, the nature of the facilities indicates that the premises are primarily residential and intended for personal use, and the facility proposed may be let out only occasionally. 3. Accordingly, the Committee rejected the application.
2.	**Jemz Estate (NER/2026/MZ-AIZ/01621)**	Aizawl/ Mizoram/ Zone B	Service/ New	01-04-2027	10-06-2026	Tourism & Hospitality Services	1. As per the DPR and BAR, the proposed accommodation comprises 03 rooms, Swimming Pool, Dining/Meeting Hall 2. Further, the nature of the facilities indicates that the premises are primarily residential and intended for personal use, and the facility proposed may be let out only occasionally. 3. Accordingly, the Committee decided to reject the application.
3.	**Zorem Bakery (NER/2026/MZ-AIZ/01724)**	Aizawl/ Mizoram/ Zone B	Manufacturing/ New	03-02-2026	16-06-2026	Bakery - Pastries	1. Bank appraisal report and sanction letter have not been submitted. 2. DIC comment on portal: The unit requested withdrawal of registration, as per the mail sent to DIC Aizawl on 13.07.2026. 3. The SLC committee recommended rejection of the application. 4. Accordingly, the Committee decided to reject the application.
4.	**Folkland Park (NER/2026/MZ-AIZ/01779)**	Aizawl/ Mizoram/ Zone B	Service/ New	01-12-2027	19-06-2026	Tourism & Hospitality Services	1. As per the SLC comments, the unit has requested to withdraw its application. 2. Accordingly, the Committee decided to reject the application.
5.	**Lushai Hills Eco Resort**	Kolasib/ Mizoram/ Z	Service/ New	31-12-2027	19-06-2026	Tourism & Hospital	1. The following mandatory documents have not been uploaded by the applicant: Business Activity Report (BAR), Bank Sanction Letter, Detailed Project Report (DPR), Registered Land D

	(NER/2026/MZ-KOL/01749)	one B				ity Services	ocument, CA Certificate, PAN Card, GST Registration Certificate, and other supporting documents required for assessment. 2. The application has recommended for rejection as per the request of the Proprietor communicated through an email submitted to DIC, Kolasib District. 3. Accordingly, the Committee decided to reject the application.

Annexure-V

The following One (01) application has been deferred: To be taken up for consideration contingent upon location of savings after assessment of budget availability.

S. no	Name of the Unit and Application number	District/ State/ Zone	Sector/New or Expansion	Type of Products / Service proposed
01	**Sanarung Resort (NER/2026/SK-NAM/01542)**	Namchi/ Sikkim/ Zone B	Services/ New	Tourism & Hospitality Services

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