

P-44026/30/2024-DBA-II
Government of India
Ministry of Commerce & Industry
Department for Promotion of Industry and Internal Trade

Vanijya Bhawan, New Delhi,
Date 29 May, 2026

OFFICE MEMORANDUM

Subject: Minutes of the 8th Meeting of the Steering Committee Under UNNATI, 2024

The undersigned is directed to refer to the subject cited above and to forward herewith a copy of the minutes of the 8th meeting of the Steering Committee under UNNATI, 2024 Scheme held under the Chairmanship of the Secretary, Department for Promotion of Industry and Internal Trade on 25 May 2026 for information and necessary action.

Encl: as above.


(Arun Kumar Vishwakarma)

Under Secretary to Government of India

To,

1. Principal Secretary (Industries), Government of Arunachal Pradesh, Assam, Manipur, Meghalaya, Mizoram, Nagaland, Sikkim and Tripura.
2. Secretary, Ministry of DoNER, Govt. of India. Vigyan Bhavan Annexe, Maulana Azad Road, New Delhi-110011
3. Secretary, M/o Environment, Forest and Climate Change, Govt. of India.
4. Secretary, M/o Micro, Small and Medium Enterprises, Govt. of India
5. CEO, NITI Aayog, Sansad Marg, New Delhi.
6. Chairman, CBIC.
7. AS&FA, DPIIT.
8. Joint Secretary(NERS), DPIIT.

Minutes of the 8th Steering Committee Meeting of Uttar Poorva Transformative Industrialization Scheme (UNNATI, 2024) under the Chairmanship of Secretary, DPIIT, held on 25th May 2026.

The list of participants is enclosed in **Annexure-A**.

The 8th Steering Committee Meeting of UNNATI, 2024, was convened under the Chairmanship of the Secretary, DPIIT, on 25.5.2026 to deliberate on issues and clarifications pertaining to the Scheme.

At the outset, the Chair welcomed all participants and set the context for the discussion. The following agenda items were discussed and decisions taken:

Agenda 1: Confirmation of Minutes and Action Taken Report (ATR) from the 7th Steering Committee Meeting

The 7th Steering Committee Meeting of UNNATI, 2024 was held on 23rd March 2026 at 5:00 PM in Vanijya Bhawan, New Delhi, under the Chairmanship of the Secretary, DPIIT. The Action Taken Report (ATR) on decisions of the 7th meeting was placed before the Committee (Annexure-I).

Summary of the 7th Steering Committee meeting:

Agenda No.	Agenda	Action
1	High Value CII Claim of M/s BMB Hotel and Resorts	Partial CII claim amounting to Rs. 6,19,61,701 approved. The sanctioned amount was released. Balance bills totaling ₹7,52,83,997 are subjected to detailed scrutiny.
2	Re-appropriation of funds from Part B to Part A for RE FY 2025-26 under UNNATI, 2024 Scheme	Reappropriation amounting to Rs. 2,25,72,901.00 approved. The reappropriated funds were utilized for claim disbursement.

Decision of the Steering Committee

The Committee reviewed the ATR and confirmed the Minutes of the 7th Steering Committee Meeting.



Agenda 2: Consideration of the balance amount of the High Value Claim of Capital Investment Incentive (CII) claim of M/s BMB Hotel and Resorts amounting to Rs. 1,30,38,299.00

Proposal

Proposal

Details of the Applicant Unit

S No.	Description	Details
1	Name of Unit	BMB Hotel and Resorts
2	Sector	Tourism & Hospitality Services (Service Sector – Eligible as per Annexure II of Scheme Notification)
3	Type of Unit	New
4	Location/ Zone	KC Gogoi Path, Kholihamari, Dibrugarh, Assam - 786001
5	Udyam Registration	UDYAMAS100021050
6	GSTIN	18ABCFB9735G1ZA
7	Date of Registration and Reference No.	UNNATI/2025/00056 dated 02-06-2025
8	Date of Commercial Operations	15-07-2025
Claim Details		
9	Type of claim	Capital Investment Incentive (CII)
10	Claim Reference number and date of filing	NER/ST-DST/2025/CII/00111, 26-12-2025
11	Date of SLC	16.03.2026
12	Eligible Value of Investment in building cost and fixed durable assets recommended by SLC	Rs. 20,04,61,708.00
13	Incentive recommended by SLC (50% of the eligible investment)	Rs. 7,50,00,000.00

Decision in the 7th Steering Committee Meeting dated 23.03.2026

The Committee reviewed the audit observations related to the claim. The pre-audit eligible investment assessed and recommended stood at **Rs. 19,92,07,400.41**. However, the Chair directed that only **Rs. 12,39,23,403.41** be considered as an eligible investment at this stage.

The Committee recommended that the remaining amount of **Rs. 7,52,83,997** be subjected to detailed scrutiny for potential related-party transactions, as the submitted documents do not include item-wise specifications of quantities and rates for the furniture installed. The Committee further directed that the invoices amounting to **Rs. 7,52,83,997** be verified by the competent authority within **15 days** for subsequent consideration.

After detailed deliberations, the Committee approved the High-Value Capital Investment Incentive (CII) claim of M/s BMB Hotel and Resorts amounting to **Rs. 6,19,61,701.71**

(representing 50% of the Rs. 12,39,23,403.41 eligible investment). The Committee further directed that the remaining bills totalling Rs. 7,52,83,997 be subjected to detailed scrutiny and presented within 15 days to the committee.

Action Taken

- The State Govt of Assam was directed to conduct a detailed scrutiny of the remaining investment amount of **Rs. 7,52,83,997** (item-wise specifications of quantities and rates for the furniture installed) as objected to by the Auditor, and clarify the potential related-party transactions.
- The details regarding the same were forwarded to DPIIT on 29th April 2026. The report stated as follows:
 - A comprehensive scrutiny was conducted on 01-04-2026 by the GM, DI&CC, along with officials from NEDFi, HDFC Bank (AMC Road Branch), the financing bank, and the PIU.
 - The team conducted a thorough verification of the item-wise Bill of Quantities (BoQ) against the actual installations on site and found the furniture installation corresponding to the claimed amount of ₹7,52,83,997.00 to be satisfactory.
 - The antecedents of the vendor, M/s Laksa Buildcon, were also verified, and the execution of work was confirmed.
- The same was forwarded to the Auditor for pre-scrutiny of the BoQs shared. The Auditor via email dated 2nd May 2026 confirmed that the observations raised during the pre-audit scrutiny have been fulfilled. The bifurcation of furniture items with regard to their rate & quantity is clearly established. CA certificate as attached stating that the work of M/s Laksa Buildcon in the premises of BMB Hotels is defined in relation to Arm's length price.

DPIIT Recommendation:

Based on Verification by DIC and Independent pre-audit scrutiny findings, the **Steering Committee** may consider and approve the remaining Capital Investment Incentive (CII) claim of **M/s BMB Hotel and Resorts** for Rs. **1,30,38,299** under the UNNATI Scheme, 2024.

Decision of the Steering Committee

After discussion with the State of Assam, the Committee approved the remaining amount of the High-Value Capital Investment Incentive (CII) claim of M/s BMB Hotel and Resorts, amounting to **Rs. 1,30,38,299**.



Agenda 3: Considering of temporarily pausing the receipt of new applications on the UNNATI 2024 Scheme portal for Assam, Nagaland, and Tripura for two (02) weeks for assessment

Proposal

As of 30.04.2026, a total of 1,100 applications have been received under the UNNATI, 2024 Scheme, of which 562 are under process, and 478 have been registered.

Estimated Liability

Based on the above, assessment of financial implications indicates that the total estimated liability for registered and under-process applications stands at Rs. 9,442.99 Cr, significantly exceeding the earmarked outlay of Rs. 6,000 Cr.

State	Outlay Earmarked	Total No. of Units received	No. of registered units	Total Estimated Incentive for registered units	Total Estimated Incentive for under process units	Total Estimated Incentive	% Utilization	Utilization of budget from common pool of Rs. 3,737 Cr.	% Common Pool Utilization
Arunachal Pradesh	908	95	33	396.15	469.86	866.02	95%	-	-
Assam	2,434	682	325	2,805.39	3,470.88	6,276.27	258%	3,842.27	103%
Manipur	334	28	15	122.70	31.41	154.11	46%	-	-
Meghalaya	645	52	23	138.83	440.71	579.54	90%	-	-
Mizoram	453	19	7	38.16	99.69	137.84	30%	-	-
Nagaland	327	50	21	132.77	286.74	419.52	128%	92.52	2%
Sikkim	514	54	28	294.29	148.81	443.11	86%	-	-
Tripura	386	47	26	202.88	363.71	566.59	147%	180.59	5%
Total	6,000	1027*	478	4,131.18	5,311.81	9,442.99	157%	4,115.38	110%

Thus, it can be observed that:

1. **Assam, Nagaland, and Tripura have exceeded 100% utilisation of their respective State outlays.**
 - a. Assam total booked estimated liability = Rs. 6,276.27 Cr (3,842.27 Cr excess)
 - b. Nagaland total booked estimated liability = Rs. 419.52 Cr (92.52 Cr excess)
 - c. Tripura total booked estimated liability = Rs. 566.59 Cr (180.59 Cr excess)
2. These States have begun drawing from the **common pool of Rs. 3,737 Cr**, with total drawdown reaching **Rs. 4,115.38 Cr (110% utilisation)**, thereby exceeding their allocated financial outlay.
3. Further, a substantial number of applications remain pending, particularly at the applicant level, resulting in processing delays and unnecessary blockage of financial liability.

It may be noted that as per Clause 5 of the Scheme Notification, "...grant of registration and receipt of application in the portal under the scheme will be stopped prior to this period if the projected financial liability of the units that are granted registration reaches 115% of the total financial outlay of the scheme."

DPIIT Recommendation

In view of the above, the following may be approved:

1. Approval for temporary stopping of fresh registrations on the UNNATI portal for Assam, Nagaland, and Tripura for two (02) weeks from the date of the Steering Committee meeting.
2. Direction to concerned State Governments and PIU to undertake a strict, time-bound review (within two weeks) of all legacy applications (up to 31 August 2024).
3. The temporary stoppage shall be reviewed upon completion of the above exercise, and the reopening for applications shall be conditional on the financial outlay and processing stability.
4. In the absence of an assessment from the respective State, the pause on the portal shall not be lifted.

Committee Deliberation

The Committee requested that the States provide their input on the matter.

The Government of Assam informed the Committee that it will undertake a comprehensive assessment of the applications, with particular focus on those pending at the applicant level. The State further conveyed that it will conduct a dedicated exercise to clear pendency exceeding 90 days and expedite scrutiny to streamline the application pipeline. A detailed note on the assessment of applications will be submitted by the State to DPIIT.

The Government of Nagaland apprised the Committee that approximately 40 applications remain in the pipeline, the majority of which are currently under process. The State assured that

necessary steps will be taken to clear the pending queue and that a report in this regard will be submitted to DPIIT.

The Government of Tripura conveyed that it will undertake a realistic assessment of the units currently under process and submit its report accordingly. The State also requested that the open pool of funds (Rs. 3,737 crore) be equitably allocated among States to ensure balanced distribution and to prevent disproportionate utilization by any single State.

The Committee also noted that States such as Mizoram, Manipur, and Meghalaya have yet to fully utilize their allocated financial outlay, as indicated by the number of applications received so far. The Committee requested that these States ensure full utilization of the available funds within one month, failing which the unutilized funds may be considered for reallocation to the open pool.

Decision of the Steering Committee

After detailed deliberations, the Committee decided to stop the receipt of applications on the UNNATI Portal for the States of Assam, Nagaland, and Tripura. The states concerned would undertake a detailed assessment of their application pipeline and submit a report to the Steering Committee at the earliest but not later than a month. A review of the decision for receipt of applications will be dependent on the analysis of findings of the report with regard to availability of funds for the State.

The Committee decided that the following disclaimer be placed on the portal:

"Registration of further applications on the UNNATI Portal has presently been stopped on account of applications exceeding the available funding for the Scheme against allocated to the State. The applications received are being reviewed and in the event of rejection of existing applications or availability of funds, the registration process may be resumed. Further directions in this regard shall be issued by the competent authority seperately."

The remaining States are also requested to ensure full utilization of their respective State budgets within one month, failing which the unutilized funds may be reallocated to the open pool.

Agenda 4: Revisions to the Standard Operating Procedure (SoP) for closure of applications pending with applicants under the UNNATI 2024 Scheme.

Proposal:

As per Annexure-6 of the General Operational Guidelines for Registration of Units under UNNATI, 2024, the timelines prescribed for processing of registration applications are as follows:



1. Secretary Level Committee (SLC) to process applications within 90 days from the date of filing by the applicant; and
2. Applicants are to submit clarifications, if any, within a maximum period of 15 days from the date of issuance of clarification by the concerned District Industries Center (DIC).

At the 4th Steering Committee meeting held on 16th May 2025, a proposal to introduce a Standard Operating Procedure (SOP) for the closure of non-responsive or inordinately delayed registration applications was placed before the Committee.

The Steering Committee approved the SOP, under which applicants were to be provided multiple opportunities to respond through various modes of communication prior to the concerned DIC recommending closure of the application. The approved SOP was subsequently circulated to all NER States and implemented on the UNNATI portal.

However, during the 5th Steering Committee meeting and their 11th SLC meeting dated 02.01.2026, the Government of Assam highlighted that the existing SOP is procedurally cumbersome, resulting in delayed closures and increased administrative burden.

DPIIT Analysis:

The revised SoP clearly stipulates that:

1. Applicants to be provided a total of 30 days to respond to clarification requests (15 days as per existing guidelines + an additional 15 days)
2. All clarifications to be submitted exclusively through the UNNATI portal. Elimination of offline communication to ensure transparency and audit traceability.
3. Issue system-generated reminders every 7 days via the portal, email, and SMS, with applicants required to submit all clarifications exclusively through the portal.
4. Following the first reminder, PIU is to contact applicants directly and submit a status report to the State Directorates and DPIIT.
5. Reminders to be standardized and logged for audit purposes.
6. Post 2 reminders, State Directorate to publish a consolidated list of pending applications, including timelines for closure, in the newspaper.
7. Applications to be closed upon expiry of the stipulated timeline.

DPIIT Recommendation:

In view of the above, it is recommended that the revised SOP for closure of registration applications pending with applicants beyond stipulated timelines under UNNATI, 2024, may be approved.

All consequential amendments to the General Operational Guidelines and necessary modifications on the UNNATI portal may be carried out accordingly.

The Committee approved the revised SOP.

Agenda 5: Consideration of land documents applicable to applicants located in 6th Schedule areas of the North-Eastern Region (NER).

Background:

Under the General Operational Guidelines for Registration under UNNATI, 2024, dated 09.03.2024, the submission of land-related documents is mandatory for registration. Clause 4(b) requires revenue papers/rent deed, duly registered/registered lease deed (as applicable).

However, in Sixth Schedule areas (under the Constitution of India), formal registration of land documents under the standard registration framework is often not feasible/available due to the distinct land tenure and governance arrangements under Autonomous District Councils (ADCs). As a result, otherwise eligible applications may remain pending due to the unavailability of land documents in the prescribed format.

In such areas, ADC-issued landholding/revenue documents (e.g., certificates/NOCs/leases attested by competent ADC/Deputy Commissioner authorities) may be the prevalent and legally recognized proof of possession/occupation, which do not conform to the "registered deed" format envisaged in the Guidelines.

In regards to the same, the State Government of Assam has recommended applications where registered land documents are not available due to Sixth Schedule status (Karbi Anglong/non-cadastral district), including:

1. M/s Aarogya Multispeciality Hospital – affidavit/lease arrangement for 20 years for a built-up property, supported by NOC from the local municipal board.
2. M/s Singhania Agrotech and Fuels Pvt. Ltd. – NOC from the Revenue Department, Karbi Anglong Autonomous Council, along with a lease deed signed/stamped by the Office of the Deputy Commissioner, Karbi Anglong.

These cases have been kept on hold at the DPIIT level pending clarity on the acceptability of land documents for Sixth Schedule areas.

Sixth Schedule areas relevant to UNNATI applications include Autonomous District Councils (ADCs) in:

1. Assam – Bodoland Territorial Council (BTC), Karbi Anglong Autonomous Council (KAAC) and North Cachar Hills Autonomous Council (NCHAC);
2. Meghalaya – Garo Hills Autonomous District Council, Khasi Hills Autonomous District Council and Jaintia Hills Autonomous District Council;
3. Tripura – Tripura Tribal Areas Autonomous District Council (TTAADC);
4. Mizoram – Chakma Autonomous District Council, Lai Autonomous District Council and Mara Autonomous District Council.

Proposal

For the limited purpose of registration under UNNATI, 2024, applicants located in Sixth Schedule areas (Assam, Meghalaya, Tripura and Mizoram) may be permitted to submit land-related documents as per the prevailing statutory/customary framework applicable in those areas, in lieu of "registered" land documents, subject to:



1. Verification that the document is issued/attested by the competent authority of the concerned ADC/Office of Deputy Commissioner (or equivalent as per local law), and
2. Fulfilment of all other eligibility conditions under UNNATI, 2024.

DPIIT Recommendation

Approval may be accorded for acceptance of ADC or equivalent officer/competent-authority-issued land possession/lease/allotment/revenue documents (including NOCs/lease deeds duly signed and stamped by authorized authorities) for registration of units located in Sixth Schedule areas under UNNATI, 2024, subject to verification and compliance with all other scheme requirements.

Committee Deliberation

The Committee requested that the States provide their input on the matter. The Government of Assam apprised the Committee that in certain land parcels located within the Sixth Schedule areas, formal land records are not maintained; consequently, registered lease deeds are unavailable. In this context, the State requested that the Committee consider allowing such areas to be registered under UNNATI.

The Committee decided that, in such cases, where a No Objection Certificate (NOC) from the concerned Autonomous Council has been issued for the land parcel, any agreement or self declaration/ affidavit, duly registered, may be submitted in lieu of revenue papers/rent deed, duly registered/registered lease deed (as applicable).



List of participants

Officers from M C&I , Government of India			
S. No	Name	Designation	Department
1	Shri. Amardeep Singh Bhatia	Secretary	DPIIT
2	Ms. Nigar Fatima Husain	AS&FA	DPIIT
3	Dr. Kajal	Joint Secretary	DPIIT
4	Mr. Anindya Bhattacharya	Director	DPIIT
5	Shri. Arun Kumar Vishwakarma	Under Secretary, NERS	DPIIT
6	Shri. Rahul Saini	Section Officer, NERS	DPIIT
7	Dr. Karampaul Singh	Consultant, NERS	DPIIT
8	Smt. Hudaibia Nafis Khan	Consultant, NERS	DPIIT
9	Shri. Amit Yadav	Consultant, NERS	DPIIT
10	Ms. Simrat Singh	Manager	PMU- UNNATI
11	Mr. Prashant Kumar	Manager	PIU-UNNATI
Officers from Other Ministries/Departments of Govt. of India			
12	Ms. Mercy Epao	Joint Secretary	M/o MSME
13	Mr. Unmana Sarangi	Director, Economic Cell	M/o Moefcc
14	Mr. Manjeet Singh	DC	CBIC
15	Mr. Pankaj Kumar	Under Secretary	M/o DoNER
16	Ms. Neha Nautiyal	Director	Niti Aayog
Officers from NER States			
1	Ms. Ankita Misra IAS	Secretary, Department of Industries & Commerce	Arunachal Pradesh
2	Shri. Gyabo Pertin	Director, Department of Industries	
3	Sri JB Ekka IAS	Additional Chief Secretary, Govt. Of Assam	Assam
4	Shri Tapan Deka	Director, Department of Industries & Commerce	
5	Ms. Hannah Kamei, IAS	Director, Department of Industries	Manipur
6	Shri. M.L Wanshnong	Director, Department of Industries	Meghalaya
7	Shri Lalrinawma IAS	Joint Director, Department of Commerce and Industries	Mizoram
8	Shri . P Tokugha Sema	Director, Department of Industries	Nagaland
9	Shri. Hojeto Suqhe	Joint Director,	

		Department of Industries	
10	Ms. Choden Gyatso	Director, Department of Industries	Sikkim
11	Mr. Kiran Gite-IAS	Secretary, Department of Industries & Commerce	Tripura
12	Dr. Deepak Kumar- IAS	Director, Department of Industries & Commerce	
12	Shri. D. Sengupta	Deputy Director, Department of Industries	

Annexure-I

Action Points from the previous Steering Committee of UNNATI, 2024

The action points and responses from the last Steering Committee of UNNATI, 2024 held on 18th February 2026, are as follows:

- a. **Extension of Registration Window under UNNATI, 2024 Scheme for a period of 6 months/ 1 year or till projected financial liability of registered units reaches 100% of the total financial outlay whichever is earlier.**

In the 6th meeting of the Steering Committee, the Committee considered the proposal for extending the registration window under the UNNATI, 2024 Scheme and decided to allow a one-time extension of six months. In compliance with the Committee's decision, the proposal for extension of the registration period up to 30th September, 2026 was submitted for the approval of Hon'ble CIM, and the same has since been approved.

The corresponding amendment to the Scheme Notification is currently under process and the file is being forwarded for publication in the Official Gazette.

- b. **Consideration of High Value Claim of Capital Investment Incentive (CII) claim of M/s Apeksha Healthcare LLP amounting to Rs. 5,15,63,674.62.**

In the 6th meeting of the Steering Committee, the Committee examined and approved the high-value Capital Investment Incentive (CII) claim submitted by M/s Apeksha Healthcare LLP.

Following the approval of the Steering Committee, the proposal was processed for concurrence of the IFW. Upon receipt of IFW concurrence, the sanctioned amount was released to NEDFi for further disbursement to the beneficiary unit, in accordance with the provisions of the UNNATI, 2024 Scheme.

c. Table Agenda #1: Relaxation of requirement of registered lease deed for government land allotted by NER States

In the 6th meeting of the Steering Committee, the committee approved the relaxation which shall be valid for 6 months from date of registration under UNNATI, 2024 scheme. Units availing this relaxation must obtain and submit registered deed within this extended period. Failure to do so will result in de-registration and such units will not be able to submit claims under the scheme. The same has been communicated to the NER States.