

Guidelines for Development of Solar Parks in the State of Haryana by Private Entrepreneurs without CFA

Haryana Renewable Energy Development Agency (HAREDA) (New & Renewable Energy Department, Haryana)

Concept and Scope of Solar Park

Solar power projects can be set up anywhere in the country, however the scattering of solar power projects leads to higher project cost per MW and higher transmission losses. Individual projects of smaller capacity incur significant expenses in site development, drawing separate transmission lines to nearest substation, procuring water and in creation of other necessary infrastructure. It also takes a long time for project developers to acquire land, get various permissions, etc. which delays the project. To overcome these challenges, the scheme for “Development of Solar Parks and Ultra Mega Solar Power Projects” was rolled out by MNRE, GoI in December, 2014 with an objective to facilitate the solar project developers to set up projects in a plug and play model.

The solar park is a concentrated zone of development of solar power generation projects and provides developers an area that is well characterized, with proper infrastructure and access to amenities and where the risk of the projects can be minimized. Solar park also facilitates project developers by reducing the number of required approvals.

Large size projects have a potential to bring down the cost of solar power. Therefore, for the small and medium size consumers and generators, economies of scale is attained in a solar park, enabling them also to get a level playing field and bring down their cost of solar power as well.

At the State level, the solar parks enable the States to bring in significant investment from project developers, meet its Solar Renewable Purchase Obligation (RPO) mandate and provide employment opportunities to local population. The State also reduces its carbon footprint by avoiding emissions equivalent to the solar park’s installed capacity and generation. Further, consumers in the State will also avoid procuring power from fossil fuel-based power plants.

The solar park provides a huge impetus to solar energy generation by acting as a demonstration facility to encourage project developers and investors, prompting additional projects of similar nature, triggering economies of scale for cost-reductions, technical improvements and achieving large scale reductions in green house gasses (GHG) emissions.

The Solar Power Park Developer “SPPD” is tasked with acquiring the land for the Park, cleaning it, levelling it wherever considered desirable and allocating the plots for individual projects. In the solar park more than one solar project are to be set up while the solar project is a single entity which could not be divided in to smaller projects.

Following are the guidelines to develop the solar park in the State of Haryana by private entrepreneurs i.e. Solar Power Park Developers (SPPD) without Central Financial Assistance (CFA)/State Subsidy:

- (i) These guidelines are for development of solar power parks by private entrepreneurs in line with Mode 6 of MNRE guidelines and supersede guidelines for Development of Solar Parks dated 13.05.2021.
- (ii) The SPPD may submit proposal/ detailed project report (DPR), for development of solar park to NRE/HAREDA, in prescribed format (**Format-A**) with 100% land documents as defined in clause (vi) below. Registration certificate of the company/firm who has to develop solar power park shall also be submitted. No application fee will be charged by NRE/HAREDA.
- (iii) The DPR shall be authenticated by MNRE/BEE approved Chartered Engineer (CE) or Chartered Accountant (CA) of the SPPD in which cost and other details required for development of the solar power park shall be mentioned. Already approved solar parks are not required to submit these documents.
- (iv) After examination of DPR and land documents, NOC for development of solar park will be issued by NRE/HAREDA. While evaluating the DPR mainly following parameters are to be considered:
 - a) Status of Solar Power Park Developer (SPPD), whether Joint Venture or individual company etc.
 - b) Capacity of the proposed solar park.
 - c) Registered and notarized agreement to lease or registered agreement to sale or lease deed or sale deed of the 100% land (as per clause (vi)).
- (v) The minimum capacity of such solar park will be 50 MW.
- (vi) Agreement to lease or agreement to sale or registered agreement to lease or registered agreement to sale or lease deed or sale deed for 100% of the land required is to be submitted by SPPD with the application. However, if the applicant has submitted agreement to lease or agreement to sale, the same should be notarized and should have the details of the amount paid to the land owner(s), which should be @ minimum Rs. 1000/- per acre (as token money) supported with bank statement of SPPD/ written proof of payments to the land owner(s). Already approved solar parks are not required to submit these documents.
- (vii) Land requirement shall be minimum 4 acre per MW. However, any SPPD who intends to develop the solar power park in less than 4 acre/MW, then the SPPD shall have to provide technological details proving the lesser requirement of land per MW which may be evaluated by HAREDA.
- (viii) Generally, the cost of development of a solar park of 50 MW shall be taken as Rs. 10 Crore. However, it depends upon the location, condition of the land, condition of soil, water availability etc., so if any developer claims the development with less than Rs. 10 Crore, then CE (MNRE/BEE approved) verification shall be considered.
- (ix) Status of Solar Power Park shall be granted by HAREDA on submission of and final connectivity approval of HVPNL. For grant of status of solar power park, following documents shall be submitted by the SPPD:
 - a) Registered agreement to lease or registered agreement to sale or lease deed or sale deed of the 100% land;
 - b) Final connectivity approval of HVPNL

c) Financial closure.

(x) Development of the solar power park is to be completed with following time lines:

S.N.	Milestones	Timelines
1	Date of issue of NOC for development of solar park by HAREDA	Zero Date
2	100% Land acquisition to establish the possession (Registered and notarized agreement to lease or registered agreement to sale or lease deed or sale deed of the 100% land).	Within 3 (three) months from date of in-principle approval of HVPNL.
3	Grant of status of Solar Power Park by HAREDA.	Within one month from date of final connectivity approval of HVPNL and Registered agreement to lease or registered agreement to sale or lease deed or sale deed of 100% land.
4	Completion of the construction of pooling station and all other developments such as road connectivity, water availability, boundary switchyard/office building etc.	Within 19 (Nineteen) months from final connectivity approval of HVPNL or 24 months from Zero date. However, for already approved solar parks, the time period of 19 months shall be counted from the date of issue of these guidelines.

Note: Delay on the part of any office will be excluded from the prescribed period.

(xi) For development solar park the “Financial Closure” may be defined as arrangement of 90% of the total project cost by the SPPD either by way of commitment of funds by the SPPD from internal resources of its own or of the promoters /joint venture partners of the SPPD or tie up of funds through a bank /financial institutions by way of sanction of a loan or letter agreeing to finance; grants from Government or other sources or accruals from sale/lease /right to use of the land in the park. While commitment of funds from internal resources or loan may be by the way of letter, commitment for proceeds from sale/lease /right to use of land may come from the SPPD in the form of a statement giving year wise expected accruals. The inflow of funds expected over the years should be enough to cover expected expenses in developing the park.

(xii) NOC for development of solar park shall be issued by HAREDA while in-principle approval and final connectivity approval shall be issued by HVPNL, as per procedure and guidelines of HVPNL.

(xiii) Time period of completion of development of the solar park may be extended by Director (NRE/HAREDA) up to three months and by Administrative Secretary to Govt. of Haryana, New & Renewable Energy Department beyond three months.

- (xiv) The SPPD is responsible for creating pooling station & internal transmission network on behalf of the solar project developers. This pooling station will be connected with the State Transmission Utility (STU). The transmission network within the solar park will be dedicated transmission system of the solar project developers of the park. Following are the essential responsibilities of SPPD:
 - a) Acquisition of land.
 - b) Getting land related clearances.
 - c) Developing approach road to each plot.
 - d) Developing pooling station (capable for connecting all the solar projects to be established in the solar park to the sub-station of STU).
 - e) Developing internal electrical transmission system and maintaining it.
 - f) Making arrangement to connect to the electric grid i.e. Inter State Transmission System (ISTS) or State Transmission Network.
 - g) Providing basic drainage.
 - h) Providing water supply (minimum essential quantity)
 - i) Construction of offices, housing and common building infrastructure.
 - j) Technical support services (consultancy etc.).
- (xv) No commitment of the government is there for purchase of solar power by the Power Utilities. There is no provision of state subsidy for development of solar park in the state.
- (xvi) The SPPD will not claim Central Financial Assistance (CFA) for setting up of the solar power park.
- (xvii) The projects in the solar power parks are to be set up as per latest standards & specifications of MNRE, GOI/IEC/BIS wherever applicable.
- (xviii) Transfer of solar power park to another SPPD will not be allowed up to one year of the actual date of commissioning of solar projects of minimum 75% of the approved capacity of the solar park.
- (xix) The projects developers are required to obtain necessary clearances from State/ Central Govt./ Statutory Bodies as required for setting up the Solar Power Projects.
- (xx) SPD shall allow to inspect the project, by authorized HAREDA officers or by any other officers of the State /Central Government whenever required.
- (xxi) The SPPD will provide plug and play facility to the Solar Project Developers (SPD) to set up the solar power projects. Solar Power Park Developer should not have any equity shareholding in any of the solar power project to be established in the solar park.
- (xxii) The SPPD may allot any capacity of the solar project to the Solar Project Developer within the solar park with minimum 3.5 Acre/MW of land. However, any SPD who intends to develop the solar project in the solar park in less than 3.5 acre/MW, then the SPD have to provide technological details proving the lesser requirement of land per MW which may be evaluated by HAREDA. Solar projects of any technology may come up in the solar park as flexibility in choosing the technology by the Project Developer will ensure adoption of cost

effective and state of the art technology commensurate with the dynamic requirement of the projects.

The SPPD shall have minimum two SPD located inside the solar park, there is no maximum cap on the number of SPDs in a solar park. The SPD will not require separate in-principle/final connectivity approval from HVPNL for such Solar Projects set up within the solar park & SPD will use the pooling station of the solar park to evacuate the solar power through common pooling station. However, after issue of final connectivity by HVPNL to the solar park, registration of solar projects to be established in the solar park is mandatory first with NRE/HAREDA and thereafter with HVPNL for grant of long term open access agreement (LTOA) and signing of connection agreement on commissioning of the project.

- (xxiii) The Administrative Secretary to Govt. of Haryana, New & Renewable Energy Department shall have the powers to issue clarification or to interpret or amend or relax, any provision of these guidelines.

Format-A

Proposal/Detailed Project Report (DPR) for development of Solar Power Park

(On Letter head of SPPD)

To
The Director General,
New & Renewable Energy Department/
Haryana Renewable Energy Development Agency (HAREDA)
Institutional Plot No. 1,
Akshay Urja Bhawan, Sector 17, Panchkula

1.	Name of the applicant (Solar Power Park Developer)- SPPD	
1.1	a) Complete address of SPPD b) Phone No. c) Mobile No. d) E-mail e) Website	
1.2	Registration Number of the SPPD (Copy of Registration certificate to be provided)	
2	If SPPD is Joint Venture, then name of all the member companies of JV with details of Shareholding of each member company.	
2.1	If JV, complete addresses of all the member company of JV with phone nos. & E-mail IDs	
3	Name of Solar Power Park	
4	Details of cost for development of the solar power park.	
5	Debit: Equity Ratio (Proposed for the solar power park)	
6	Capacity of proposed Solar Power Park (MWAC)	
7	Complete address of site/location for setting up of the solar power park	
8	Coordinates of the location for setting up of the solar power park	
9	Address of Correspondence	
10	Contact Details	
10.1	Main Contact Person a) Name b) Designation c) Phone No. d) Mobile No. e) E-mail	
10.2	Alternate Contact Person a) Name b) Designation c) Phone No.	

	d) Mobile No. e) Fax f) E-mail	
11	Source of water Whether source of water is easily available for the park? If yes, give details. If no, then plan to make water available for the solar park.	
12	Details of approach Road.	
13	Expected time period for completion of the solar power park project.	
14	Details of the Land a) Area of land (in Acres). b) No. of acres for which lease/purchase agreements attached with this application. c) No. of acres for which registered lease/purchase agreements or registered lease/sale deed attached with this application. d) Total amount paid to land owners, if lease agreements are submitted. Supported document for amount paid be attached.	
15	Any other information SPPD want to mention	

Date:

Signature:

Authorized Signatories of SPPD

Name:

Designation:

Authenticated by

MNRE/BEE approved Chartered Engineer (CE) (with Seal)

Or

Chartered Accountant (CA) of the SPPD (with Seal)