

Supplementary guidelines towards submission of land documents

In continuation to our advisory regarding submission of the land documents under Connectivity Regulations, 2009 as well as GNA Regulations, 2022, it is observed that in some of the applications, documents submitted towards “Land Use Rights” do not clearly establish applicant’s rights and possession in favour of applicant on the land for the development of RE Power project/Park as on the date of application.

It is therefore once again reiterated that the land documents to be submitted with the application of Connectivity under the GNA Regulations, 2022 should meet the following requirements:

1. As envisaged in the Regulations, only the following type of land documents, can be accepted:
 - 1.1 Title Deed as a proof of Ownership
 - 1.2 Lease Deed as a proof of Lease rights
 - 1.3 Land use rights documents titled as **“Land Use Right Agreement”**
2. All land documents should be duly registered with the appropriate authority of the respective state and should bear the unique Registration Number & the date of registration.
3. All land documents should bear clear and existing vesting of land rights including the rights to use and possess the land in favour of applicant at the time of application. Date of possession of the land should be clearly mentioned in the land documents. Further, the land rights should correspond with the life of the project.
4. No land documents shall have a reference for future date towards possession of land, effective date of agreement/ Sale deed etc. and all rights shall be enforceable as on the date of application.
5. The applicants can also opt to submit the Bank Guarantee of Rs. 10 lakh/ MW in lieu of ownership or lease rights or land use rights of land for 50% of the land required for the capacity for which Connectivity is sought in line with Regulation 5.8 (vii) (c) and 5.8 (xi) (c) of GNA regulations.

All applicants are therefore advised to comply with the above guidelines to avoid rejection of applications.