

MEETING NOTICE

Sub: Stakeholders Consultation for benchmarking of land requirement for BESS (Battery Energy Storage System) applications and finalization of requisite documents to be submitted by applicants to demonstrate achievement of Financial Closure in terms of Reg. 11A of the GNA Regulations, 2022.

1. A meeting is being convened by CTUIL regarding Stakeholders Consultation for benchmarking of land requirement for BESS (Battery Energy Storage System) applications and finalization of procedure and requisite documents to be submitted by applicants to demonstrate achievement of Financial Closure in terms of Reg. 11A of the GNA Regulations, 2022 at CTUIL's corporate office on 8th floor, IRCON International Tower-1, Sector 32, Gurugram. (The date and time of the meeting shall be informed in due course.)
2. Notice is hereby given, inviting comments/ suggestions/ objections from the stakeholders and interested persons on the Draft procedure for financial closure and benchmark land requirement for BESS applications. The comments/ suggestions/ objections may be sent to CTUIL on or before 09.05.2025 at the email address: ctu.openaccess@powergrid.in.

I. Benchmarking of land requirement of BESS (Battery Energy Storage System)

- A. As per clause of 4.1 of CERC "Connectivity and GNA" regulations, 2022, Solar, Wind, Hybrid and Standalone BESS (Battery Energy Storage System) are eligible to connect to the ISTS network under the clause 5.8 (vii). b. and 5.8 (xi). b. (i.e. land route). The land requirement for Solar and Wind developers has been decided as minimum 3 acre/MW land and minimum 0.25 acre/MW respectively in the meeting chaired by CEA, CTUIL, govt. institutions and various developers held on 23.08.2023. (Copy of MoM is attached here for reference)..
- B. Currently there is no minimum criteria for land for BESS installed capacity. However, to process the Connectivity applications received on land route under the standalone ESS category, it is necessitated to benchmark the land requirement for BESS category as well.
- C. To finalize the land requirement for standalone BESS projects, information was sought by CTU from various BESS developers who had applied on the NSW portal under the category "Renewable energy generating stations (REGS) with ESS" about land requirement for their project. The land requirement may vary based on various factors such as layout (land for Battery Container, Power Conversion System & Transformer) & current technology, capacity, safety regulations, infrastructure needs, and future expansion.
- D. On consideration of the data submitted by various developers; it has been observed by CTU that the average figure of Acre/MWh comes to around 3 Acre/ 100 MWh.
- E. Accordingly, it is proposed that a minimum 3 Acres for 100MWh shall be considered as a benchmark figure for establishment of BESS project and therefore land documents corresponding to minimum 1.5 Acre/100MWh (considering 50% land requirement) shall be submitted with Connectivity applications on land route for BESS projects.

II. Advisory for Compliance of Condition Subsequent (Financial Closure) under GNA Regulations, 2022.

- A. An applicant which is REGS (other than Hydro generating station), ESS (excluding PSP), or Renewable power park developer to which an in-principle grant of connectivity has been issued shall achieve the financial closure for the capacity of such Connectivity, latest by 6 months prior to the scheduled date of commercial operation or start date of Connectivity of such applicant, whichever is later.

- B. Regulation 11A further provides that any extension in the timeline to achieve the milestone of Financial Closure due to extension in SCOD by the REIA shall not be allowed more than 12 months from the original timeline as per initial SCOD. Accordingly, CTU shall not extend the due date to achieve the financial closure (in case of extension in SCOD by REIA for applicants granted connectivity on LoA/PPA route), beyond a period of 12 months.
- C. In terms of the mandate of Regulation 11A (*Conditions subsequent to be satisfied by the Connectivity Grantee*) of the GNA Regulations, 2022, the applicants shall submit the following documents to demonstrate the achievement of financial closure to CTU within 15 days of achievement of financial closure: -
- i. Affidavit for achievement of financial closure in the format available on CTUIL's website.
 - ii. Board Resolution regarding authorization of the person submitting the affidavit.
 - iii. **In case of loan from financial institution:**
 - **Sanction letter** from the loan issuing entity(ies) specifically agreeing to finance the project for which connectivity has been granted;
 - **Duly acknowledged** by the Connectivity grantee **or** proof of first disbursement;
 - iv. **In case of loan from Parent / Group company:**
 - Board Resolution from parent/group company or Inter-corporate loan agreement towards disbursement of loan for the project for which Connectivity is granted;
 - Board resolution of the Connectivity grantee regarding request/acceptance of the funds;
 - Net Worth Certificate of entity infusing funds from Chartered Accountant **or** latest audited financial statements of the entity infusing funds.
 - v. **In case of funding from Connectivity Grantee;**
 - Board Resolution of Connectivity Grantee towards the amount to be funded by the Connectivity Grantee clearly mentioning the name of the project.
 - Net Worth Certificate of Connectivity Grantee from Chartered Accountant or latest audited financial statements of Connectivity Grantee.
 - vi. **In case of equity infusion from Shareholders:**
 - Board Resolution of entity infusing equity;
 - Board Resolution of the Connectivity grantee towards acceptance of above referred funding;
 - Net Worth Certificate from Chartered Accountant of the entity infusing equity or latest audited financial statements of the parent company.
 - Share-holding pattern of the Connectivity grantee/subsidiary.
 - vii. **In case of funds through VGF/Any other grant from Government:.**
 - Approval letter from government.
 - viii. **In case of funds through ISAs/ other bilateral arrangements between Generators and Park Developers:.**
 - ISA Agreements of all the generators
 - Proof/Supporting Documents/CA Certificate for funds received as ISA Charges from the Generators. OR
Board Resolution and Net Worth Certificate of all the Generators signing the ISA.

- D. **Timelines:** - Upon submission of the documents by the applicants in support of achievement of financial closure, CTU shall scrutinise the documents on fortnightly basis and shall inform deficiencies/clarifications, if any, to the applicant for rectification/clarification. The applicants shall rectify/clarify the same within a period of 7 working days [from the date of the receipt of CTU's email]. Thereafter, CTU on being satisfied with the documents in support of financial closure, shall issue confirmation regarding achievement of the financial closure in terms of the GNA Regulations, 2022. In case of non-achievement of financial closure or non-submission of documents in support of financial closure, CTU shall administer the same in terms of Regulation 11B of the GNA Regulations, 2022.

Timeline

Sl. No.	Milestone	Timeline
1.	Achievement of FC by the Grantee	Latest by 6 months prior to the scheduled date of commercial operation (SCOD) or start date of Connectivity, whichever is later
2.	Submission of FC Documents to CTU	Within 15 days of achieving the financial closure
3.	Scrutiny of Documents by CTUIL	CTU shall scrutinise the documents on fortnightly basis and shall inform deficiencies/clarifications, if any, to the applicant for rectification/clarification
4.	Clarification by Applicant on observations by CTU*	Within Seven working days of the receipt of the mail from CTUIL.

* Option for submission of clarification and submission of related documents shall be given to applicant only once after scrutiny of the documents by CTU.

- E. **Benchmark for Project Cost for different types of Projects/Parks:** - The Project Cost for different types of Projects/Parks varies across locations. Accordingly, it has been proposed that Applicant shall submit the Project Cost in the undertaking considering the per MW cost requirement for different type of RE Projects as below –

Type of project	Cost (Rs. Crore/MW)
Wind	7
Solar	5
BESS	4
Park	0.35

UD_FC (Format of the FC Undertaking) mentioning the project cost less than the above per MW cost shall not be accepted for compliance of Reg. 11A of the GNA Regulations, 2022.