

**CENTRAL ELECTRICITY REGULATORY COMMISSION
NEW DELHI**

**Petition No. 666/MP/2025
along with 54/IA/2025, 118/IA/2025, 119/IA/2025 and 132/IA/2025**

Coram:

**Shri Ramesh Babu V., Member
Shri Harish Dudani, Member
Shri Ravinder Singh Dhillon, Member**

Date of Order: 10th April, 2026

In the Matter Of:

Petition under Section 79 including Section 79 (1)(c) of the Electricity Act, 2003, read with Regulations 5.8(vii) and Regulations 11A and 11B read with regulations 41 and 42 of Central Electricity Regulatory Commission (Connectivity and General Network Access to the Inter-State Transmission System) Regulations, 2022, thereby seeking relaxation of application of timeline provided under regulation 11A(1), by allowing the Petitioner to submit the registered title deed of the land required for the capacity for which connectivity has been granted, within 12 months from the date of grant of final connectivity, instead of within 18 months from the grant of in-principle connectivity (i.e., by 26.01.2026).

AND

In the Matter Of:

Saurya Urja Company of Rajasthan Limited (SUCRL)

R7-A, 3rd Floor, Crystal Palm Mall, Plot No. 2
Sahkar Circle, Sardar Patel Marg,
Jaipur - 302001, Rajasthan

...Petitioner

Versus

Central Transmission Utility of India Limited (CTUIL)

Floors No. 5-10, Tower 1, Plot No. 16,
IRCON International Tower, Institutional Area,
Sector 32, Gurugram, Haryana – 122001

...Respondent

Parties Present: Shri Hemant Singh, Advocate, SUCRL
Ms. Ankita Bafna, Advocate, SUCRL



Shri Shubham Arya, Advocate, CTUIL
Ms. Shree Dwivedi, Advocate, CTUIL
Shri Swapnil Verma, CTUIL
Ms. Priyansi Jadiya, CTUIL

ORDER

The present petition has been filed by the Saurya Urja Company of Rajasthan Limited (hereinafter referred to as 'SUCRL'/'Petitioner') seeking relaxation for the application timeline specified under Regulation 11A(1) of the GNA Regulations, 2022, by allowing the Petitioner to submit the land documents for the 400 MW solar power park capacity within 12 months from the date of grant of final Connectivity, instead of within 18 months from the grant of in-principle Connectivity. The Petitioner has made the following Prayers vide Petition filed on 27.05.2025:

- (a) *Relax the application of the timeline provided under Regulation 11A(1) of GNA Regulations, 2022 by allowing the Petitioner to submit the Registered Title Deed (as proof of Ownership or lease rights or land use rights for 50% of the land required for the capacity for which Connectivity is sought) as required under Regulation 11A(1) of GNA Regulations, 2022, within 12 months from the date of grant of final Connectivity (which must include final coordinates of Bikaner-V sub-station) or within 12 months from the date of issuance of co-ordinates for Bikaner-V substation, instead of within 18 months from the grant of in-principle Connectivity (i.e., by 26.01.2026); and*
- (b) *Alternatively, permit the Petitioner to acquire land and submit the Land Documents within a period of 18–24 months prior to the scheduled start date of connectivity (i.e., 31.12.2029), with flexibility to align such deadline with any change in the said start date, to avoid undue financial burden;*
- (c) *Alternative to prayer (a) & (b), direct the Respondent/ CTUIL to transfer/ reallocate the connectivity granted to the Petitioner to any other ISTS sub-station in Bikaner region where the location of sub-station has been finalised and start date of connectivity is December, 2027 and the Petitioner can submit all the land related documents within 12 months of grant of such final connectivity (as per the GNA Regulations);*
- (d) *Pass any such other and further reliefs as this Hon'ble Commission deems just and proper in the nature and circumstances of the present case.*

Interim Relief sought:

- (a) *Direct the Respondent/ Central Transmission Utility of India Limited to not to take any coercive action including revocation of the in-principle Connectivity granted to the Petitioner on 26.07.2024 and/ or encashment of Land BGs of INR 40 Crore and/ or Conn BG1, Conn BG2 and Conn BG3 of INR 11.5 Crore in terms of Regulation 11B(1) of GNA Regulations (First Amendment), till the pendency of the captioned petition.*

2. The Petitioner has filed an IA bearing No. 54/IA/2025 filed on 27.05.2025 seeking urgent listing and hearing of the petition. The Petitioner made following prayers in 54/IA/2025:



- (a) *Allow the present application;*
 - (b) *Allow urgent listing and hearing of the captioned petition; and*
 - (c) *Pass any order or direction as it may deem fit and proper in the facts and circumstances of the case.*
3. The Petitioner has also filed IA bearing No. 118/IA/2025 filed on 10.10.2025 to amend the subject petition on account of occurrence of subsequent events. The Petitioner has made following prayers in 118/IA/2025:
- (a) *Allow the present application and permit the Petitioner to amend the captioned petition as stated herein above;*
 - (b) *Take on record the amended petition as annexed herewith as Schedule-I;*
 - (c) *Pass any other order as this Hon'ble Commission may deem fit in the facts and circumstances of the present case and in the interest of justice.*
 - (d) *Direct the Respondent/ CTUIL to release the existing Land BG of INR 40 Crore and Connectivity Bank Guarantees i.e., Conn BG 2 & 3 to the Petitioner on account of inordinate delay being caused by CTUIL in intimating coordinates of Bikaner-V Pooling Substation and Petitioner to submit Land BG afresh of 5% of Land BG amount i.e., 2 crore.*
4. The Petitioner has also filed IA No. 119/2025 on 13.10.2025 seeking certain interim relief. The Petitioner has made following prayers in 119/IA/2025:
- (a) *Direct the Respondent/ CTUIL to not take any coercive action including revocation of the in-principle Connectivity granted to the Petitioner on 26.07.2024 and/ or encashment of Land BGs of INR 40 Crore and/ or Conn BG1, Conn BG2 and Conn BG3 of INR 11.5 Crore in terms of Regulation 11B(1) of GNA Regulations (First Amendment), till the pendency of the captioned petition; and*
 - (b) *Pass such other order/ directions which this Hon'ble Commission deems fit and proper in the facts and circumstances of the present case as well as in the interest of justice.*
5. The Petitioner has also filed IA No. 132/2025 on 03.12.2025 seeking certain interim relief. The Petitioner has made following prayers in 132/IA/2025:
- (a) *Direct the Respondent/ CTUIL to not take any coercive action including giving effect to the email dated 13.11.2025 thereby requiring the Petitioner/ Applicant to submit the land documents i.e., the Registered Title Deed (as a proof of Ownership or lease rights or land use rights for 50% of the land required for the 400MW capacity for which in-principle Connectivity has been granted) before 26.01.2026 (i.e., by 18 months from the date of grant of in-principle connectivity) in compliance of Regulation 11A (1) of GNA Regulations, till the pendency of the captioned petition; and*
 - (b) *Pass such other order/ directions which this Hon'ble Commission deems fit and proper in the facts and circumstances of the present case as well as in the interest of justice.*

Submissions of the Petitioner in Petition No. 666/MP/2025:

6. The Petitioner has submitted as follows:



- (a) The Petitioner is in process of developing a Solar Park of 700 MW (AC) capacity (400 MW in Phase-I) in District-Bikaner, Rajasthan under clause 10.3.1 "Development of RE parks through Joint Venture Companies (JVCs)" of Rajasthan Renewable Energy Policy, 2023.
- (b) The Petitioner made application for Connectivity for 400 MW Solar Park on 30.12.2023 with start date of connectivity w.e.f. 31.12.2025.
- (c) The matter was deliberated in the 31st Consultation Meeting for Evolving Transmission Schemes in Northern Region ("CMETS-NR") held on 27.06.2024, wherein it was agreed to grant 400 MW connectivity to the Petitioner at 220 kV Bikaner-V PS.
- (d) On 26.07.2024, CTUIL issued in-principle grant of connectivity for 400 MW capacity at Bikaner-V Pooling Sub-station (PS) on the basis of submission of Bank Guarantees of INR 40 Crore in lieu of land acquisition (*i.e.*, *Land-BG Route*) under Regulation 5.8 (vii) (a) & (c) of GNA Regulations.
- (e) While seeking the Connectivity, although the Petitioner requested for the Start Date of Connectivity under GNA as 31.12.2025, however, due to the delayed commissioning date of transmission system (*i.e.* 31.12.2029), the start date of Connectivity for the Petitioner was decided as 31.12.2029.
- (f) In terms of Regulations 8.1 & 8.2 of GNA Regulations, on 23.08.2024, the Petitioner submitted the requisite Conn BG1, Conn BG2 and Conn BG3 (totalling to Rs. 11.5 Crores) to CTUIL which were subsequently amended by the Petitioner (*vide* letter dated 19.09.2024).
- (g) As a '*condition subsequent*' to the grant of in-principle Connectivity under Regulation 11(A) (1) of GNA Regulations, the Petitioner is obligated to submit the Land Documents to CTUIL as a proof of ownership or leasehold rights or land use rights for 50% of the land required for 400 MW capacity for which in-principle Connectivity has been granted, within the following two alternatives whichever is earlier:
- (i) Within 18 months from the date of grant of in-principle Connectivity; or
 - (ii) Within 12 months from the grant of final Connectivity.

- (h) In case of the Petitioner, as per Regulation 11A(1), the timeframe of 18 months from in-principle grant of Connectivity i.e., by 26.01.2026, falls earlier and therefore becomes applicable for submission of Land Documents since the grant of final Connectivity has been substantially delayed by CTUIL.
- (i) There is delay on the part of CTUIL in ascertaining the coordinates/ location for Bikaner-V sub-station. In the absence of disclosure of sub-station coordinates, it is pragmatically impossible for the Petitioner to identify and aggregate the land parcels basis their distance/ proximity to the location of sub-station in order to optimise transmission line costs thereby the project cost of the solar park, which is further disabling the Petitioner to initiate the process of acquisition of land parcels.
- (j) Considering the extensive process of finalisation of scheme for Bikaner-V PS and given the evolving nature of approvals at the end of government instrumentalities, it is apparent that the process of determining the land coordinates for PS and stakeholders' consultation and NCT approval shall take not less than six months from now. Consequently, the scheme including the location of Bikaner-V sub-station is expected to be finalised by CTUIL only until December, 2025. As a consequence of the delay on the part of CTUIL, the Petitioner will be left with one/ two months until the expiry of 18 months' period i.e., by 26.01.2026, to identify and then aggregate and then acquire the land parcels of 1400 acre for the large capacity of 400 MW.
- (k) The Petitioner vide letter dated 10.03.2025 also brought to the attention of CTUIL its inability to submit the Land Documents within 18 months from the grant of in-principle connectivity (i.e., by 26.01.2026), especially due to non-finalisation of coordinates of Bikaner-V sub-station and therefore sought for applicability of timeframe of 12 months from final grant of final connectivity which is one of the alternatives provided under Regulation 11A (1) of GNA Regulations (Second Amendment).
- (l) In the event the Petitioner goes ahead and finalises the land required for the Park, however, the final grant of connectivity contains the location of the sub-station at some another distant location, then there is a huge risk that the entire project of the Petitioner will become commercially unviable.

- (m) As per Regulation 11(B)(1) of GNA Regulations, if the Petitioner as a Connectivity Grantee fails to submit the requisite Land Documents within the timeline stipulated under Regulation 11A(1) i.e., by 26.01.2026 in the present case (18 months from the grant of in-principle Connectivity), the connectivity so granted shall stand revoked and the Land BGs of INR 40 Crore (INR 10 lakh/MW for 400 MW) submitted by the Petitioner in lieu of land acquisition, under Regulation 5.8(vii)(a) & (c) of GNA Regulations, shall be encashed. Additionally, other Performance Bank Guarantees (i.e., Conn-BG1, Conn-BG2, Conn-BG3) of INR 11 Crore 50 lac shall also be encashed as a consequence of revocation of connectivity.
- (n) Therefore, the Petitioner is seeking relaxation of application of strict timeline specified under Regulation 11A(1), by allowing the Petitioner to submit the Land Documents within 12 months from the date of grant of final Connectivity, instead of within 18 months from the grant of in-principle Connectivity.
- (o) It is the pre-condition for a Developer to be aware of the sub-station coordinates/ location so that the land for development of RE Project can be finalised in proximity to such location of sub-station. On account of the failure of CTUIL *qua* intimation of sub-station location, the Petitioner should not be held liable for non-compliance of '*conditions subsequent*' (i.e., *submission of Land Documents*) as laid down under Regulation 11A(1) of GNA Regulations, beyond 26.01.2026. Consequently, the Connectivity granted to the Petitioner should not be revoked after 26.01.2026 and the Land BGs of INR 40 Crore and Conn BGs of INR 11.5 Crore ought not be encashed by CTUIL under Regulation 11B (1) of GNA Regulations (First Amendment) as a consequence of revocation of connectivity. Encashment of BGs shall amount to holding the Petitioner liable for the fault of CTUIL.
- (p) The purpose of Regulations 5.8 (vii) and 11A (1), is that there is seriousness on the part of the Renewable Energy Park Developer, however, the inordinate delay on the part of CTUIL to grant final connectivity is rendering not only the entire project as unviable, but it also defeating the intent of the Regulations. Accordingly, the reliefs sought in the present petition are in aid to the purpose for which the aforesaid regulations have been framed, i.e., to facilitate development of renewable projects.

Submissions of the Petitioner in 54/IA/2025:

7. The Petitioner in 54/IA/2025 mainly submitted as under:



- (a) The Petitioner is seeking early/ urgent listing and hearing of the captioned petition so that the issue arising out of the statutory requirement of submission of Land Documents especially in the absence of coordinates of sub-station, can be resolved and the Petitioner can accordingly plan for the execution of the Project without being held liable for breach of obligation in terms of Regulation 11A(1) read with Regulation 11B of GNA Regulations.
- (b) There is a threat of invocation of Land BGs of INR 40 Crore and Conn BGs of INR 11.5 Crore under Regulation 11B(1) of GNA Regulations after 26.01.2026.

Hearing dated 17.07.2025:

8. The relevant extract of Record of Proceedings for hearing dated 17.07.2025 is as under:

“Learned counsel for the Petitioner submitted that the present Petition had been filed inter alia seeking relaxation of the timelines specified under Regulation 11A(1), by allowing the Petitioner to submit the registered title deed (as proof of ownership or lease rights or land use rights for 50% of the land required for the 400 MW solar power park capacity), within 12 months from the date of final grant of connectivity or within 12 months from the date of issuance of co-ordinates for Bikaner-V sub-station, instead of within 18 months from the in-principle grant of connectivity. Learned counsel further submitted that the aforesaid relaxation has been sought owing to the delay on the part of CTUIL to communicate final grant of connectivity and in ascertainment of co-ordinates/location for Bikaner-V sub-station (wherein the Petitioner has been accorded the in-principle grant of connectivity on 26.7.2024) as in absence of disclosure of the sub-station coordinates, it is practically impossible for the Petitioner to identify and aggregate the land parcels depending upon their distance/proximity to the location of sub-station in order to optimise the transmission line costs and project costs.

2. Considering the submissions made by the learned counsel for the Petitioner, the Commission ordered as under:

- (a) Admit and issue notice to the Respondent, subject to just exceptions;*
- (b) The Respondent, CTUIL, to file its reply within four weeks with a copy to the Petitioner, who may file its rejoinder, within three weeks thereafter.*
- (c) The Respondent, CTUIL, to file the following details/information along with its reply:*
- (i) Reasons for non-issuance of the final grant of connectivity to the Petitioner.*
- (ii) Present status of the Bikaner-V Pooling sub-station.*
- (iii) By when will CTUIL inform the coordinates/location of the Bikaner-V Pooling sub-station to the Petitioner?*
- (d) The Petitioner to submit the details of action taken by it till date towards the development of the Solar Power Park, on an affidavit, within three weeks.”*

Submissions of the Petitioner in compliance to the RoP for hearing dated 17.07.2025:

9. The Petitioner vide affidavit dated 07.08.2025 submitted as under:

- (a) On 03.11.2023, the Petitioner began the process of empanelling land aggregators and facilitators to assist in acquiring private lease land for the Solar Park. The aforesaid was done through an Expression of Interest (EOI) issued in February, 2024. Accordingly, following the evaluation, three agencies were shortlisted based on their adherence to the specified technical and financial eligibility requirements.
- (b) The Petitioner began identifying around 1,400 acres of private lease land, focusing on areas within a 10 km radius of the proposed Bikaner-IV ISTS substation, based on the tentative inputs received from various sources. This approach was adopted to reduce the risk associated with the location of the Bikaner-V substation which is yet to be confirmed.
- (c) The acquisition of land on a lease basis shall be carried out following a bidding process in accordance with the Board's approval. In this context, a budget of Rs. 10 Crores had been approved by the Board of the Petitioner in its 35th meeting held on 24.11.2023, for acquiring 1,400 acres of private lease land.
- (d) As an alternative, around 1,860 acres of government land has been identified in Sattasar Village, Bikaner District, with an estimated upfront cost of ₹16.49 Crores, based on the updated DLC rates. A formal request for land allotment was submitted to RRECL by the Petitioner on 07.03.2025, but a response is still pending. With the recent revision in DLC rates, the cost of acquiring government land now exceeds that of leasing private land.
- (e) With the Board-approved plan to acquire 1,400 acres of private lease land in two phases, the Petitioner issued the Request for Proposal (RFP) to three empanelled land aggregators on 27.06.2025. All three agencies submitted their bids by the scheduled deadline of 16.07.2025. However, bid opening remains on hold due to the pending finalisation of the Bikaner-V ISTS substation location.

Submissions of CTUIL in compliance to the RoP for hearing dated 17.07.2025:

10. The Respondent, CTUIL vide affidavit dated 12.09.2025 submitted as under:

Reasons for non-issuance of the final grant of connectivity to the Petitioner:



- (a) Initially, HVDC system was planned from Bikaner-V PS to Begunia (Orissa in ER) to meet the demand of Green Hydrogen (GH) (2028-29 timeframe) in Paradeep/ Gopalpur area. However, due to non-receipt of adequate applications from Green Hydrogen developers in Odisha as well as upcoming thermal generations in ER, power transfer requirement from RE pockets of Rajasthan to Odisha in ER is presently not envisaged in 2028-29 timeframe.
- (b) In the CEA meeting held on 19.12.2024 under the Chairmanship of Chairperson, CEA to discuss the planning of transmission system for RE potential zones in Rajasthan, it was stated that the power from RE generators can now be evacuated only through HVDC System as power has to be brought outside Rajasthan for consumption in other States and the distance of RE potential zones in Rajasthan to the border of neighbouring states is more than 600-700 km.
- (c) To evacuate the RE power from Bikaner-V Pooling Station, an alternative transmission scheme is evolved. Joint Study meeting for the evolved transmission scheme has already been held on 18.08.2025 and scheme has also been agreed in 40th NR CMETS meeting that was held on 12.09.2025.
- (d) In view of non-finalisation of transmission scheme, final grant could not be issued to Petitioner.

Present status of the Bikaner-V Pooling sub-station

- (e) Bikaner-V PS along with the transmission system for evacuation of power from Bikaner-V PS has already been discussed with CEA, Grid-India and Northern Region Constituents in Joint Study Meeting held on 18.08.2025 and transmission scheme is also agreed in 40th NR CMETS meeting held on 12.09.2025. The scheme shall now be put for approval before RPC/NCT.

By when will CTUIL inform the coordinates/location of the Bikaner-V Pooling sub-station to the Petitioner?

- (f) Government of India notifies Bid Process Coordinator which submits tentative location of Pooling station which is finalised in consultation with CEA and CTU. Successful bidder i.e. TSP finalises the location of Pooling Station. Upon receipt of the final location CTU publishes the coordinates. Accordingly, co-ordinates/location of Bikaner-V Pooling Station shall be informed after finalisation of the same.

Reply of CTUIL:

11. The Respondent, CTUIL, in its reply vide affidavit dated 29.09.2025 submitted as under:

- (a) In view of non-finalisation of transmission scheme, final grant could not be issued to the Petitioner in terms of Regulation 9.1 of the GNA Regulations, 2022. Further, as the transmission scheme is not finalised, the details as stipulated in Regulation 9.1(d), namely, tentative coordinates and/or scheduled commercial operation of such ISTS Sub-station were not available with CTUIL.
- (b) During the pendency of the present Petition, the Third Amendment to the GNA Regulations, 2022 has been made effective on 09.09.2025, whereby, the application of the Petitioner has to be transitioned in terms of Regulation 37.10(b)(i) and the final grant of connectivity has to be issued in terms of the Third Amendment to the GNA Regulations, 2022.
- (c) Since the present case falls under Regulation 9.1(b)(iii) wherein the ISTS sub-station is neither declared under commercial operation nor is under construction, Regulation 9.1(b)(iii) is applicable. Regulation 9.1(b)(iii) provides that the tentative or final coordinates of ISTS substation, terminal bay location and single-line diagram shall be furnished as per Regulation 10.5 of the Third Amendment to the GNA Regulations, 2022. In view of the above, CTUIL shall issue Final Grant of connectivity in terms of Regulation 9.1 of the Third Amendment to the GNA Regulations, 2022.
- (d) For cases covered under 9.1(b)(iii), the conditions subsequent to be satisfied, including submission of the land documents and achievement of financial closure are covered under proviso to Regulation 11A(1) and 11A(2) and therefore the conditions subsequent in the case of Petitioner will now be governed in terms of the above proviso.

Similar issues of planning being faced by CTUIL in processing other applications:

- (e) In the State of Rajasthan, till date, RE Potential of 179 GW has been declared by the Ministry of New and Renewable Energy, Government of India/Solar Energy Corporation of India Ltd.

- (f) Out of the above 179 GW, 163 GW (more than 85%) is concentrated primarily in four (4) districts of Rajasthan, namely, Jaisalmer, Jodhpur, Barmer and Bikaner. Against this potential, applications for about 130 GW connectivity have been received in Rajasthan till 31.07.2025. Out of this 130 GW, about 117 GW (approximately 90%) have been received in above-mentioned four districts.
- (g) In order to facilitate above connectivity, transmission system for 73 GW capacity has been planned and is at various stages of implementation. Transmission system for balance capacity is under planning. However, the above high concentration of RE Potential in State of Rajasthan and in particular, four (4) districts, has created various challenges for evacuation of power from Rajasthan to other States/Load Centres.
- (h) In the initial phases of planning the transmission schemes for evacuation of power from Rajasthan, EHVAC corridors for 61 GW were planned to connect all the available major load centres in neighbouring States like Haryana, Punjab, Uttar Pradesh and Madhya Pradesh.
- (i) Since all the possible EHVAC corridors have been planned and implemented/under-implementation, therefore, in the present scenario, there are no nearby load centres available for evacuation of power from the State of Rajasthan. In addition to the above, the reactive power management is extremely challenging in EHVAC corridors with high solar concentration in the State of Rajasthan as it results in low voltage during peak solar scenario and high voltage during off-peak solar scenario which resultantly causes huge variations.
- (j) From 2026 onwards, Northern Region led by Rajasthan is expected to experience an extreme power surplus/ export scenario, necessitating point to point power transfer to remote load centres/touchpoint (>1000 km) in other regions i.e. Western and Eastern Regions which require HVDC system in view of its techno-economics. Also, considering major RE developments envisaged in Gujarat region (Khavda, Bhuj etc.), corridors from Rajasthan towards Gujarat are not envisaged going forward, constraining the outlets from South-Western Rajasthan.
- (k) The above situation has arisen after the implementation of the GNA Regulations, 2022, pursuant to which, in the State of Rajasthan, about 85 GW (approx.) of connectivity has been granted/ agreed by CTUIL for injection of power into ISTS and 7 GW (approx.) of connectivity applications are pending deliberations,

however, applications for drawal of 1.7 GW GNA only has been granted in the Northern Region after the GNA Regulations, 2022.

- (l) From the above, the huge mismatch in the quantum of grant of connectivity vis-à-vis the quantum of grant of GNA is evident and the same is leading to a situation where availability of load points for dispersal of power is becoming difficult.

Rejoinder of Petitioner to the reply filed by CTUIL:

12. The Petitioner vide affidavit dated 13.10.2025 in its rejoinder to the reply of CTUIL submitted as under:

- (a) CTUIL's response confirms that the transmission scheme for Bikaner-V is yet to be finalised, and several planning challenges remain unresolved till date. Further, CTUIL itself admits that resolution and implementation of the scheme may take years which would severely jeopardise the commercial and monetary interest of the Petitioner.
- (b) For the fault of CTUIL, the Petitioner cannot be prejudiced. Amidst the uncertainty of CTUIL regarding the scheme of sub-station, the Petitioner cannot be forced to undertake land acquisition process and submission of land documents well in advance especially when CTUIL is nowhere closer to ascertaining technological parameters or transmission scheme for implementation of the sub-station let alone finalising the coordinates/ geographical location of PS.
- (c) In view of the above, newly inserted provision under GNA Regulations vide third amendment, it is evident that this Commission recognised the difficulties *qua* land acquisition being confronted by the developers who although have been granted connectivity but are yet to be intimated the coordinates of sub-station. Accordingly, the said proviso to Regulation 11A (1) contemplates an eventuality wherein if '*final connectivity*' has been granted without intimating the final PS coordinates or the tentative coordinates, in such cases, additional time of 9 months will be given to a Developer to submit land documents, from the date of communication of tentative coordinate of the substation at which Connectivity has been granted.
- (d) With the coming into force of third amendment to GNA Regulations, the issues pertaining to land acquisition as confronted by a Developer with '*final connectivity*' without PS coordinates, has been addressed. However, the issue of submission of land documents by the Developer including the Applicant/ Petitioner who has

been awarded '*in-principle connectivity*' (*not the final connectivity*) *de-hors* the final or tentative coordinates of sub-station, stands unaddressed. Consequently, the Petitioner is still obligated to submit land documents within 18 months from grant of in-principle connectivity even in the absence of intimation of coordinates of PS, unlike the Developers with final connectivity who has been given additional 9 months from the date of communication of tentative coordinate of the substation.

- (e) The Developers with final connectivity or in-principle connectivity ought to be treated equally especially in view of the fact that the ascertainment and thereafter intimation of PS coordinates to Developers, is sole responsibility of CTUIL. Therefore, the delay caused in submission of land documents are not attributable to the Developers having final connectivity or in-principle connectivity. In both the cases, Developers stand at equal footing. Thus, the concession or additional time (from the date of intimation of coordinates) given to the Developers with final connectivity to submit land documents, by virtue of insertion of proviso to Regulation 11A(1), ought to be extended to the Developers with in-principle connectivity.
- (f) The timeframe for submission of land documents by the Petitioner who has been given in-principle connectivity without intimating the geographical details of Bikaner-V PS even after lapse of more than a year since grant of such connectivity, should trigger from the date of communication of tentative/ final coordinates of the substation and not prior to that.
- (g) The Petitioner ought to be allowed to submit the Land Documents within 12 months from the date of grant of final Connectivity/ intimation of coordinates of sub-station.

Hearing dated 14.10.2025:

13. During the course of hearing, the learned counsel for the Petitioner submitted that in view of the subsequent developments, the Petitioner has moved IA (Diary) No. 527/2025 seeking amendment of the Petition. Considering the submissions of Petitioner, the Commission directed to issue notice in IA (Diary) No. 527/2025, and CTUIL, to file its reply to the IA.

Submissions of Petitioner in 118/IA/2025:



14. The Petitioner vide 118/IA/2025 sought for addition of facts in view of the submissions of CTUIL and sought return of Bank Guarantees submitted by the Petitioner considering the inordinate delay being caused by CTUIL. The Petitioner has submitted as follows:

- (a) It is evident that CTUIL itself has admitted the deficiencies in the planning process of Bikaner-V PS and also confirmed the extensive delay being caused on its part in relation to the ascertaining of coordinates for sub-station. Considering the huge delay being attributable to CTUIL, the Petitioner vide the present petition is also seeking release of Land BGs of INR 40 Crore (*INR 10 lakh/MW for 400 MW*) and Connection Bank Guarantees (Conn BG-2 & 3) as submitted by the Petitioner herein after, in terms of the provisions of GNA Regulations, 2022 and CTUIL may ask Petitioner to submit a Bank Guarantee to the extent of 5% of INR 40 crores, the amount involved towards Land BGs.
- (b) As per Regulation 3.7.3 of the GNA Regulations (Third Amendment), if an applicant who has been granted in-principle connectivity but yet to be granted final connectivity, withdraws its connectivity, the forfeiture liability is limited to 5% of the Land BGs. If the above scenario of forfeiture of 5% of land BG & Conn BG-1 amount in case of withdrawal of connectivity by a Developer itself, is applied in the present case wherein delay is solely attributable to CTUIL in intimating the coordinates of PS, it would be fair and equitable to both the parties that CTUIL should be directed to release the existing Land BGs and Petitioner to submit Land BG afresh of 5% of the land BG of INR 40 Crore as nominal security so that the Petitioner can utilise the funds elsewhere. In addition to that, CTUIL should be directed to return Conn BG 2 & 3 since no milestones have been achieved by CTUIL to justify retaining such BGs.
- (c) Due to admitted failure of CTUIL *qua* intimation of sub-station location, the Petitioner should not be held liable for non-compliance of '*conditions subsequent*' (*i.e., submission of Land Documents*) as laid down under Regulation 11A(1) of GNA Regulations, beyond 26.01.2026. Consequently, CTUIL should be directed not to encash the Land BGs and Conn BGs under Regulation 11B (1) of GNA Regulations.
- (d) Petitioner seeks to add the following relief under the heading of "PRAYER" [as Prayer (d)] of the Petition:

“(d) Direct the Respondent/ CTUIL to release the existing Land BG of INR 40 Crore and Connectivity Bank Guarantees i.e., Conn BG 2 & 3 to the Petitioner on account of inordinate delay being caused by CTUIL in intimating coordinates of Bikaner-V Pooling Substation and Petitioner to submit Land BG afresh of 5% of Land BG amount i.e., 2 crore.”

Reply of CTUIL to the petitioner’s application seeking amendment of the Petition vide 118/IA/2025:

15. The Respondent, CTUIL, vide affidavit dated 28.11.2025 submitted as under:

- (a) Subsequent to the filing of the reply by CTUIL dated 29.09.2025, Bikaner-V PS along with the transmission system for evacuation of power from Bikaner-V PS was discussed in 56th NRPC meeting held on 31.10.2025 wherein it was decided to review the scheme. The scheme is under review and shall be put for approval before NRPC, ERPC and NCT.
- (b) In view of the above, CTUIL is not in a position to issue the Final Grant of Connectivity in cases where the transmission scheme is itself not finalised/ or is under review, especially in the facts of the present case.
- (c) Though the information such as tentative or final coordinates of the ISTS sub-station, terminal bay location and/ or single line diagram can be furnished in terms of Regulation 10.5 at a later stage, however, Regulation 9.1(d) mandates furnishing of tentative or firm start date of connectivity.
- (d) The transmission scheme has undergone a change and an alternate transmission scheme different than what was provided in the In-Principle grant of connectivity has been planned and agreed in the CMETS Meeting as recently as on 12.09.2025. The scheme is under review of NRPC and only after getting approval from NRPC, the scheme would be placed before the NCT.
- (e) As on date, CTUIL is not in a position to intimate even the tentative start date of Connectivity which is a mandatory pre-requisite for issuance of Final Grant of connectivity. CTUIL undertakes to issue the Final Grant of connectivity immediately upon finalisation or recommendation of the transmission scheme by NCT.
- (f) In the State of Rajasthan, till date, RE Potential of 179 GW has been declared by the Ministry of New and Renewable Energy, Government of India. Out of the above 179 GW, 163 GW (more than 85%) is concentrated primarily in four (4) districts of Rajasthan, namely, Jaisalmer, Jodhpur, Barmer and Bikaner. The

above high concentration of RE Potential in State of Rajasthan and in particular, four (4) districts, has created various challenges in integration and evacuation of power from RE projects in Rajasthan to other States/ Load Centres.

- (g) CTU has already identified Transmission Systems of 73 GW capacity which are under various stages of implementation and commensurate connectivity to RE developers have also been granted.
- (h) In addition to above, applications to the extent of 60 GW have been received including the Petitioner's application for grant of Connectivity and are at different stages of process. CTUIL is facing challenges/difficulties in identification of corresponding transmission system for above 60 GW applications towards integration/ evacuation and supply of power to load centres.
- (i) In the initial phase of planning the transmission schemes for evacuation of power from Rajasthan, EHVAC corridors were planned to connect all the major load centres in neighbouring states like Haryana, Punjab, Uttar Pradesh and Madhya Pradesh. Since all the nearby load centers have already been exhausted with the initially identified EHVAC corridors, therefore, power from the new RE potential/ applications is to be evacuated and transferred from Rajasthan towards new distant load centres through point-to-point power transfer through HVDC System only which are cost intensive as well as require substantially longer implementation time (about 4-5 years) due to limited HVDC suppliers. Already 3 nos. of 6 GW HVDC bi-poles have been identified and are under different stages of implementation.
- (j) There is no regulatory provision of denial of the connectivity. Further, vide 3rd amendment, provisions have been made that too provides only closure of applications upon identification of transmission system and denial of approval by the competent authority to approve such transmission system. This puts onus on CTU to first identify the system, refer them to various forums for consultation/ recommendations and only on denial of approval by competent authority can close the applications.
- (k) In the above circumstances, this Commission may issue necessary direction towards treatment of the similarly placed Applications at various proposed ISTS pooling stations i.e. Bikaner-V, Barmer-III, Barmer-IV, Bhadla-IV, Bhadla-V, Ramgarh-II, Ramgarh-III, Jalore, Santhore & Pali where In-Principle intimations

have been issued, however, CTUIL is not in a position to issue the Final Grant of Connectivity due to above issues.

Petitioner's rejoinder to the reply filed by CTUIL:

16. The Petitioner in its rejoinder vide affidavit dated 03.12.2025 to the reply of CTUIL re-iterated its earlier submissions and mainly submitted as under:

- (a) CTUIL, without achieving parameters as mentioned in GNA Regulations, cannot take benefit of its own wrong by continuously retaining the Land BGs and Conn BGs submitted by the Petitioner at the cost of monetary loss being suffered by the Petitioner with the blocking of funds connected to the said BGs.
- (b) GNA Regulations contemplates a requirement of furnishing Bank Guarantees to ensure that the applicant is a serious developer. In this regard, it is submitted that the Petitioner has already successfully developed a 1000 MW Solar Park at Bhadla, out of which 500 MW capacity is connected with the CTU grid and is operational. This track record sufficiently establishes Petitioner's seriousness and capability to implement the Project. The Petitioner vide Affidavit dated 07.08.2025 has already brought on record the efforts undertaken by it towards implementation of the Project. Therefore, holding only a nominal 5% of the Land BG amount of INR 40 crore, as provided under Regulation 3.7.3 of the GNA Regulations, is justified.
- (c) Further, the existing 500 MW CTU-connected capacity may be considered adequate security to safeguard against any future disputes, thereby warranting release of the balance Land BGs. Similarly, only Conn-BG1 may be retained as nominal security, while Conn-BG2 and Conn-BG3 should be released, since no corresponding milestones have been achieved by CTUIL.

Submissions of Petitioner in 132/IA/2025:

17. The Petitioner has submitted that Petitioner has preferred the present Application seeking appropriate interim directions upon CTUIL to not take any coercive action against the Petitioner including giving effect to the email dated 13.11.2025 qua submission of land documents by the Petitioner before 26.01.2026, in view of the fact that it is commercially impossible for the Applicant/ Petitioner to undertake the process of land acquisition and submission of registered title deed of acquired land to CTUIL before 26.01.2026 in compliance of Regulation 11A (1) of GNA

Regulations (i.e., by 18 months from the date of grant of in-principle connectivity), especially in the absence of finalisation of coordinates/ location for Bikaner-V Pooling Sub-station (PS) by CTUIL till date and the same is not expected to be finalised even by 26.01.2026.

Hearing dated 19.12.2025:

18. The extracts of Record of Proceedings for hearing dated 19.12.2025 is as under:

“At the outset, the learned counsel for the Respondent, CTUIL, while referring to its additional reply filed in the matter, expressed its inability to issue the Final Grant of Connectivity in cases where the transmission scheme is itself not finalised/ or is under review. In the present case of the Petitioner, the transmission scheme is undergoing a change and presently, the said scheme is under review of NRPC and only after getting approval from NRPC, the scheme would be placed before the NCT. Learned counsel further submitted that though the information such as tentative or final coordinates of the ISTS sub-station, terminal bay location and/ or single line diagram can be furnished in terms of Regulation 10.5 of GNA Regulations, 2022 (introduced vide 3rd Amendment) at a later stage, however, Regulation 9.1(d) mandates furnishing of tentative or firm start.

2. Learned counsel for the Petitioner, SUCRL submitted that SUCRL has been granted in-principle connectivity on 26.7.2024 for 400 MW capacity at Bikaner-V Pooling Sub-station (PS) based on submission of Bank Guarantees of INR 40 Crore in lieu of land acquisition (i.e., Land-BG Route) under Regulation 5.8 (vii) (a) & (c) of GNA Regulations. Learned counsel further submitted that though CTUIL has raised issues of difficulties for establishing the Load-generation balance for carrying out necessary system studies and also for identifying the landing point for HVDC systems, however, the same are not attributable to the RE Developer (i.e., the Petitioner) and entirely attributable to CTUIL, which are causing delay in finalisation of transmission scheme and intimation of coordinates of PS by CTUIL to the Petitioner. Learned Counsel submitted that the statutory obligation under Regulation 11A may not be enforced until CTUIL intimates the final or tentative coordinates and from the intimation of final/ tentative coordinates, in terms of Order dated 8.12.2025 in Petition No. 14/SM/2025, 12 months be given to SUCRL for submission of land documents. Learned counsel further submitted that CTUIL, without achieving parameters as mentioned in GNA Regulations, cannot continue to retain the Land BGs and Conn BGs submitted by the Petitioner at the cost of monetary loss being suffered by the Petitioner with the blocking of funds involved in the said BGs. He further prayed the Commission to direct CTUIL to release the Land BGs and Conn BG 2 & 3 and to retain only Conn BG-1 and 5% of the Land BG of Rs 40 crore by way of fresh BG as a nominal security, so that the Petitioner can utilise the fund elsewhere.

3. The CEA is requested to suggest way forward for issues of load generation balance and planning by the CTUIL.

4. After hearing the learned counsels for the parties, order in the Petition was reserved.”

Written submissions of the Petitioner:

19. The Petitioner in its written submissions dated 01.01.2026, re-iterated its earlier submissions and mainly submitted as under:

- (a) Despite the delay being admitted by CTUIL in finalising transmission scheme, CTUIL vide email dated 13.11.2025 required the Petitioner/ SUCRL to submit the Land Documents by 26.01.2026.
- (b) Reference is made to the Removal of Difficulty Order dated 08.12.2025 in Petition No. 14/SM/2025, the Commission has allowed “at least” 9 months’ time to the Developer to submit Land Documents from the date of communication of tentative land coordinates, in the event final grant of connectivity is delayed. Considering the large scale of Solar Park, the Petitioner/ SUCRL vide the present petition is seeking grant of 12 months’ time (instead of 9 months) for submission of Land Documents, in line with the principle contained in the above order wherein this Commission has granted relief to applicants/ developers such as SUCRL, from the date of intimation of geographical coordinates of Bikaner-V PS.
- (c) In the above order this Commission has observed that “at least” 9 months should be given to the developer to furnish land documents from the date of communications of land coordinates, which further means that the same is the minimum period and not the maximum, and that in an appropriate case this Commission is not precluded from giving time more than 9 months to a developer. Keeping in view the size of the solar park of SUCRL, it should be given 12 months period to furnish land documents once the coordinates of Bikaner-V substation are communicated by CTUIL.
- (d) This Commission ought to invoke its regulatory powers available in terms of Regulations 41 and 42 with respect to power to relax and power to remove difficulties, by way of granting the relief as claimed by SUCRL.

Analysis and Decision

20. We have considered the submissions of the Petitioner and Respondent and the documents placed on record.

21. We note that Petitioner filed IA 118/IA/2025 seeking amendment to instant Petition with additional prayer. The amendment as sought by the Petitioner has been considered along with the instant Order.

22. Following issue arises for our consideration:

Issue 1: Whether the Petitioner may be allowed to submit the land documents required under Regulation 11A(1) of GNA Regulations, 2022, within 12 months

from the date of grant of final Connectivity or within 12 months from the date of issuance of co-ordinates for Bikaner-V substation? Whether any direction is required to be given to Respondent/ CTUIL to transfer/ reallocate the connectivity granted to the Petitioner to any other ISTS sub-station in Bikaner region?

Issue 2: Whether the CTUIL may be directed to release the existing Land BG of INR 40 Crore and Connectivity Bank Guarantees (Conn BG-2 & Conn BG-3) furnished by the Petitioner and to submit Land BG afresh of 5% of Land BG amount? Whether any general directions are required to be issued to CTUIL in light of submissions of CTUIL on non-grant of final Connectivity?

23. Now we proceed to discuss the above issues.

Issue 1: Whether the Petitioner may be allowed to submit the land documents required under Regulation 11A(1) of GNA Regulations, 2022, within 12 months from the date of grant of final Connectivity or within 12 months from the date of issuance of co-ordinates for Bikaner-V substation? Whether any direction is required to be given to Respondent/ CTUIL to transfer/ reallocate the connectivity granted to the Petitioner to any other ISTS sub-station in Bikaner region ?

24. The Petitioner is developing 700 MW Solar Park in District Bikaner, Rajasthan, out of which 400 MW is planned for Phase-I. Petitioner has been granted in-principle connectivity for 400 MW by CTUIL on 26.07.2024 at 220 kV Bikaner-V Pooling Sub-Station under GNA Regulations, 2022 under land BG route (Regulation 5.8(vii) of the GNA Regulations) with start date as 31.12.2029.

25. The Petitioner has submitted that as a condition subsequent under Regulation 11A(1) of the GNA Regulations, the Petitioner is required to submit land documents for 50% of the land requirement within 18 months from grant of in-principle connectivity or 12 months from the date of issuance of final grant of connectivity (whichever is earlier) and in case of the Petitioner, the timeframe of 18 months from in-principle grant of Connectivity i.e., by 26.01.2026, falls earlier and therefore becomes applicable for submission of Land Documents since the grant of final Connectivity has not been issued by CTUIL.

26. The Petitioner has further submitted there is delay in issuance of the final grant of connectivity and is not issued yet due to non-finalisation of location for Bikaner-V sub-station by CTUIL. In the absence of disclosure of sub-station coordinates, it is difficult for the Petitioner to identify and aggregate the land parcels basis their distance/ proximity to the location of sub-station in order to optimise transmission line costs thereby the project cost of the solar park. Therefore, proceeding further with land acquisition without confirmed sub-station coordinates entails a

substantial risk of commercial unviability in the event the final location is materially different.

27. Respondent, CTUIL, has submitted that, in view of non-finalisation of transmission scheme, final grant could not be issued to the Petitioner in terms of Regulation 9.1 of the GNA Regulations, 2022.
28. CTUIL has submitted issues related to load-generation balance faced by CTU while planning for additional systems. CTUIL has submitted that, there is no regulatory provision of denial of the connectivity. Vide 3rd amendment to GNA Regulations, provisions have been made for closure of applications on denial of approval by the competent authority to approve such transmission system, however in referred cases, CTUIL is unable to identify the system. CTUIL has sought issuance of appropriate directions by the Commission regarding treatment of similarly placed applications at various proposed ISTS pooling stations, including Bikaner-V, Barmer-III, Barmer-IV, Bhadla-IV, Bhadla-V, Ramgarh-II, Ramgarh-III, Jalore, Sanchoe and Pali, where In-Principle Connectivity has been granted but Final grant cannot presently be issued due to the aforesaid constraints.
29. We have considered the submissions of the Petitioner and Respondents. We note that the Petitioner has been issued in-principal grant of connectivity for 400 MW solar park, under Land-BG route vide intimation dated 26.07.2024.
30. We note that the Petitioner has furnished a Land BG of Rs. 40 Crore, Conn-BG 1 amounting to Rs. 50 Lakh, Conn-BG 2 amounting to Rs. 3 Cr. and Conn-BG 3 amounting to Rs. 8 Cr.
31. We note that Regulation 11A(1) of GNA Regulations (prior to the third amendment) provides as under:

“11A Conditions subsequent to be satisfied by the Connectivity Grantee

(1) An applicant which is REGS (other than Hydro generating station) or ESS (excluding PSP) covered under sub-clause (c) of Clause (xi) of Regulation 5.8 or Renewable power park developer covered under sub-clause (c) of Clause (vii) of Regulation 5.8 shall submit documents for land in terms of sub-clause (b) of Clause (xi) or sub-clause (b) of Clause (vii) of Regulation 5.8 of these regulations, as the case may be, within 18 months of issuance of an in-principle grant of Connectivity or within 12 months of issuance of a final grant of Connectivity, whichever is earlier . The Bank Guarantee submitted under subclause (c) of Clause (vii) or under sub-clause (c) of Clause (xi) of Regulation 5.8 of these regulations shall be returned within 7 days of submission of stipulated documents as a proof of Ownership or lease rights or land use rights.”

As per above, the RE power park developer, who has furnished bank guarantee in lieu of proof of ownership or lease rights or land use rights of land, is required to submit the Registered Title Deed as proof of Ownership or lease rights or land use rights for 50% of the land required for the capacity for which Connectivity is sought, within 18 months of issuance of in-principle grant of Connectivity or within 12 months of issuance of final grant of Connectivity, whichever is earlier. In the present case, the Petitioner was issued in-principle grant of connectivity on 26.07.2024, accordingly the aforesaid timeline for the Petitioner is 26.01.2026.

32. The Commission has notified the third amendment to the GNA Regulations on 31st August, 2025 which has been made effective from 09.09.2025. Regulation 11A as amended under provides as under:

“9. Final Grant of Connectivity by the Nodal Agency

9.1. Within 15 days of receipt of Conn-BG1, Conn-BG2 and Conn-BG3, as applicable, the Nodal Agency shall intimate the final grant of Connectivity to the entity that has been intimated the in-principle grant of Connectivity. The intimation shall contain, inter alia, the following:

....

(b) The coordinates of the ISTS substation, terminal bay location, and Single Line Diagram for the ISTS substation where Connectivity is granted, as per the following:

(i) In case of an ISTS sub-station which has been declared under commercial operation, the final coordinates of the ISTS substation, terminal bay location and Single Line Diagram shall be furnished;

(ii) In case of an ISTS sub-station which is under-construction, the tentative or final coordinates of the ISTS substation, terminal bay location, and Single Line Diagram, as available with the Nodal Agency;

(iii) In case Connectivity is granted at an ISTS sub-station other than that covered under sub-clause (i) or (ii) of this clause, the tentative or final coordinates of the ISTS substation, terminal bay location, and Single Line Diagram shall be furnished as per Regulation 10.5 of these regulations;

..

11A. Conditions subsequent to be satisfied by the Connectivity Grantee which is REGS (other than Hydro generating station) or ESS (excluding PSP) or Renewable power park developer

(1) An applicant which is REGS (other than Hydro generating station) or ESS (excluding PSP) covered under sub-clause (c) of Clause (xi) of Regulation 5.8 or Renewable power park developer covered under sub clause (c) of Clause (vii) of Regulation 5.8 shall submit documents for land in terms of sub-clause (b) of Clause (xi) or sub-clause (b) of Clause (vii) of Regulation 5.8 of these regulations, as the case may be, within 18 months of issuance of an in-principle grant of Connectivity or within 12 months of issuance of a final grant of Connectivity, whichever is earlier. The Bank Guarantee submitted under subclause (c) of Clause (vii) or under sub-clause (c) of Clause (xi) of Regulation 5.8 of these regulations shall be returned within 7 days of acceptance of the submitted land documents by the Nodal Agency,

Provided that, in case final grant of Connectivity has been intimated at an ISTS substation where neither the final coordinates nor the tentative coordinates are communicated along with final grant of Connectivity by the Nodal Agency, the

applicant shall furnish the required land documents by the later date of subclause (a) or (b) specified below:

(a) within 18 months of issuance of an in-principle grant of Connectivity or within 12 months of issuance of a final grant of Connectivity, whichever is earlier, or

(b) within nine months from the date of communication of tentative coordinate of the substation at which Connectivity has been granted in terms of clause (b) of Regulation 10.5 of these regulations.

.....

37.10. Transition provisions in respect of the third amendment of these regulations:

(b) For the cases where an in-principle grant of Connectivity has been intimated but the final grant of Connectivity is yet to be issued, as on the date of coming into effect of the third amendment to these regulations, they shall be treated as under:

(i) For cases covered under Regulation 7.1 and 7.2 (Augmentation without ATS) of these regulations, where the Applicant has furnished the Conn-BG1, Conn-BG2 and Conn-BG3, as applicable, the Nodal Agency shall issue a final grant of Connectivity and shall sign the Connection Agreement in accordance with the provisions under third amendment of these regulations. If the Conn-BG1, Conn-BG2 and Conn-BG3, as applicable have not been furnished, the same shall be furnished in terms of the third amendment for further processing of the application as per the third amendment.
..”

As per above provisions for entity like the Petitioner where in-principle connectivity was issued prior to 3rd amendment, in-principle Connectivity is under category Augmentation without ATS, were required to be issued final grant of Connectivity within a period of submission of Conn-BG1, Conn-BG2 and Conn-BG3. Since Petitioner had already furnished these Conn-BGs, he should have been intimated final grant of Connectivity under Regulation 37.10(b)(i). Further the amended GNA Regulations provides that if the applicant has been intimated final grant of connectivity at an ISTS substation and the final or tentative coordinates of such ISTS substation have not been communicated to the applicant, the applicant gets 9 months from the date of communication of tentative coordinates of the substation to submit land documents.

33. Vide Order dated 08.12.2025 in Suo-moto Petition 14/SM/2025 following has been directed:

“Issue No. 7: Regulation 11A (Land BG cases)

46. NSEFI vide letter dated 1.12.2025 have submitted as under:

“CTU have not issued final grant for those who were issued in-principle & submitted CONN BGs (incl. HVDC cases). As part of 11A, CTU insists on land BG compliance based on the 18- month in-principle grant where the final grant isn't issued (e.g., HVDC projects), instead of allowing the nine-month period from date of tentative coordinate information post final connectivity. it is requested that CTU be advised not to compel

land demonstration in such cases, with a general clarification issued else it may get connectivity revoked for land BG cases.”

47. We note that Regulation 11A(1) as amended under the Third Amendment provides as under:

(1) An applicant which is REGS (other than Hydro generating station) or ESS (excluding PSP) covered under sub-clause (c) of Clause (xi) of Regulation 5.8 or Renewable power park developer covered under sub clause (c) of Clause (vii) of Regulation 5.8 shall submit documents for land in terms of sub-clause (b) of Clause (xi) or sub-clause (b) of Clause (vii) of Regulation 5.8 of these regulations, as the case may be, within 18 months of issuance of an in-principle grant of Connectivity or within 12 months of issuance of a final grant of Connectivity, whichever is earlier. The Bank Guarantee submitted under subclause (c) of Clause (vii) or under sub-clause (c) of Clause (xi) of Regulation 5.8 of these regulations shall be returned within 7 days of acceptance of the submitted land documents by the Nodal Agency,

Provided that, in case final grant of Connectivity has been intimated at an ISTS substation where neither the final coordinates nor the tentative coordinates are communicated along with final grant of Connectivity by the Nodal Agency, the applicant shall furnish the required land documents by the later date of subclause (a) or (b) specified below:

(a) within 18 months of issuance of an in-principle grant of Connectivity or within 12 months of issuance of a final grant of Connectivity, whichever is earlier, or

(b) within nine months from the date of communication of tentative coordinate of the substation at which Connectivity has been granted in terms of clause (b) of Regulation 10.5 of these regulations.

48. As per above, for the cases where tentative or final coordinate have not been communicated, at least 9 months are permitted to furnish land documents from date of such communication of tentative coordinates. CTU has informed that the above shall be applicable only for cases where final grant of Connectivity has been issued. However, for cases where final grant is not issued by CTU due to various reasons, the timeline of 18 months from in-principle grant shall be the governing timeline.

49. We are of the view that in case final grant of Connectivity is delayed by CTU, and no coordinate is furnished by CTU to such entity, such an entity should be permitted at least 9 months from the communication of tentative coordinate to furnish land documents. CTUIL is directed to permit the timeline for land documents accordingly.”

As per above, the Commission clarified that for entities that have not been issued final grant of Connectivity and the coordinates are not informed, such entities shall be permitted at least 9 months from the date of communication of tentative coordinate to furnish land documents.

34. We observe that as per the 3rd amendment to the GNA Regulations read with Order in 14/SM/2025, Petitioner will have at least 9 months from the communication of coordinates by the CTUIL. Since coordinates have not been furnished by the CTUIL as per records, the timeline of 26.01.2026 to submit the land documents does not survive.

35. We note that the Petitioner has requested to allow 12 months' time (instead of 9 months which has been allowed vide Order dated 08.12.2025) for submission of Land Documents. Petitioner has prayed in the alternative that it be permitted to submit the Land Documents within a period of 18–24 months prior to the scheduled start date of connectivity. We are not inclined to consider such requests at this stage.
36. We note that the Petitioner has also prayed for direction to CTUIL to transfer/ reallocate the connectivity granted to the Petitioner to any other ISTS sub-station in Bikaner region where the location of sub-station has been finalised and the start date of connectivity is December, 2027. In this regard, we are of the considered view that, there are specific provisions under Regulation 11C of the GNA Regulations for transfer/ reallocation of the connectivity from one ISTS substation to another ISTS substation. Accordingly, the Petitioner, if required and eligible, may exercise such option for reallocation of its connectivity to another substation as per the provisions under GNA Regulations.

Issue 2: Whether the CTUIL may be directed to release the existing Land BG of INR 40 Crore and Connectivity Bank Guarantees (Conn BG-2 & Conn BG-3) furnished by the Petitioner and to submit Land BG afresh of 5% of Land BG amount? Whether any general directions are required to be issued to CTUIL in light of submissions of CTUIL on non-grant of final Connectivity?

37. Petitioner has submitted that as per Regulation 3.7.3 of the GNA Regulations, if an applicant who has been granted in-principle connectivity but yet to be granted final connectivity, withdraws its connectivity, the forfeiture liability is limited to 5% of the Land BGs. Petitioner has prayed that in the instant case delay is solely attributable to CTUIL in intimating the coordinates of PS, it would be fair that CTUIL should be directed to release the existing Land BGs and Petitioner to submit Land BG afresh of 5% of the land BG of INR 40 Crore as nominal security. Further, CTUIL should also be directed to return Conn BG 2 & Conn-BG3 since no milestones have been achieved by CTUIL to justify retaining such BGs and only Conn-BG1 may be retained as security.
38. Regulation 3.7.3 of the GNA, Regulations, 2022 provides as under:

“3.7. Withdrawal of Application for Connectivity or GNA and treatment of Bank Guarantees:-

3.7.3 If any application for the grant of Connectivity is withdrawn after the in-principle grant of Connectivity and before the final grant of Connectivity, the Nodal Agency shall deal with such cases in the following manner:

(a) 100% of the application fee shall be forfeited.

(b) 5% of the BG submitted in terms of clause (vii)(c) or clause (xi)(c) of Regulation 5.8 of these regulations, as the case may be, shall be forfeited and the balance 95% of the BG shall be returned to the Applicant within 15 days of withdrawal of the application.

(c) If Conn BG1, and Conn-BG3, as applicable, have been furnished, Conn BG-1 shall be encashed and Conn-BG3 shall be returned to the Applicant within 15 days of withdrawal of the application.

(d) If Conn-BG2 has been furnished and ATS or terminal bay(s) have been awarded for implementation, as on the date of withdrawal, Conn-BG2 shall be encashed. For cases where ATS or terminal bay(s) have not been awarded for implementation, as on the date of withdrawal, Conn-BG2 shall be returned within 15 days of withdrawal of the application.

(e) Application shall be closed within 15 days from the date of withdrawal of the application, with intimation to the Applicant.”

As per above, if an applicant withdraws its application for grant of Connectivity after the issuance of in-principle grant but prior to the final grant of Connectivity, the Nodal Agency shall forfeit 100% of the application fee and 5% Land BG , Conn-BG1 shall be encashed and Conn-BG3 shall be returned within 15 days. In cases where Conn-BG2 has also been furnished, the same shall be encashed if ATS or terminal bay(s) have been awarded for implementation as on the date of withdrawal; otherwise, Conn-BG2 shall be returned within 15 days. The application shall be formally closed within 15 days from the date of withdrawal.

39. We note that Regulation 3.7.3 of the GNA Regulations provides treatment of BGs, if an applicant voluntarily withdraws its application after the issuance of the in-principle grant but prior to the final grant of Connectivity. However, in the present case, the Petitioner has sought a similar dispensation without withdrawing its connectivity application. We are of the considered view that such a request of retuning part Land BG and Conn-BGs is not permissible under the existing regulatory framework. A number of applicants of Connectivity furnish either LOA/PPA or Land or Land BG before they are considered for in-principle grant of Connectivity. Any different treatment of Land BG or Conn-BGs requires comprehensive view for all such entities, which requires amendment to the Regulations after due stakeholder consultations.

40. However, upon careful consideration of the peculiar facts and circumstances of the present case, we find that CTUIL has raised a larger issue of transmission planning and its inability to issue final grant of Connectivity. The matter of load-generation balance has been referred to CEA for their inputs vide ROP for hearing dated

19.12.2025 and further vide letter dated 25.02.2026 on which no suggestions have been received on this planning aspect from CEA yet. In such circumstances of planning uncertainty, we are of the view that Petitioner's difficulty may be considered under Regulation 42 of the GNA Regulations under 'Power to remove difficulty'.

41. Considering the above, we, in the exercise of our powers under Regulation 42 of the GNA Regulations, allow the Petitioner an option to withdraw its connectivity application within a period of three months from issuance of this Order with a condition that if the Petitioner exercises option to withdraw its connectivity application, the Land BG amounting to Rs. 40 crores as well as full Conn-BGs (Conn-BG1, Conn-BG2, Conn-BG3) shall be returned by CTUIL to the Petitioner within 15 days of such withdrawal, with forfeiture of 50% application fee. Balance 50% application fee shall be returned as per provision of Regulation 3.7.1 of the GNA Regulations. However, if Petitioner decides to continue with instant application, the Land BG and Conn-BGs shall continue to be retained by CTUIL in accordance with the applicable regulatory framework.

42. We are of the considered view that the entire issue has arisen due to planning difficulty raised by the CTUIL and there are other similarly placed entities who have been issued in-principle grant of Connectivity but final grant has not been issued due to specific planning difficulty cited by the CTUIL. We observe that the directions sought by CTUIL pertains to connectivity applications aggregating to an exceptionally large quantum of 60 GW. In this regard, we are of the view that in the specific cases where CTUIL is not in a position to issue the Final Grant of Connectivity due to transmission planning issues cited in this Petition, CTUIL shall give an option, within 30 days of issuance of this Order, to such applicants to withdraw their connectivity application within two months of issuance of communication by the CTUIL. In the event of withdrawal, Land BGs as well as Conn-BGs shall be returned by CTUIL to such applicants within 15 days of withdrawal of connectivity application, with forfeiture of 50% application fee and return of balance 50% fee. However, if such an option is not exercised by the Applicants, the Land BG and Conn-BGs (as applicable) shall continue to be retained by CTUIL in accordance with the applicable regulatory framework. Since, other such applicants are not party to the present Petition, CTUIL is directed to give wide publicity of this Order so as to make aware the applicants who are desirous for withdrawal of their connectivity application. CTUIL while accepting the

applications for withdrawal of connectivity, shall ensure that only the applicants to whom the final grant of connectivity has not been issued due to transmission planning issues, are availing the option of withdrawal of connectivity as mentioned above.

43. In terms of the above, Petition No. 666/MP/2025 along with IA No. 54/2025, 118/2025, 119/2025 and 132/2025 are disposed of.

Sd/
(Ravinder Singh Dhillon)
Member

Sd/
(Harish Dudani)
Member

Sd/
(Ramesh Babu V.)
Member