

32/54/2018-SPV,Division-Part (1)  
Government of India  
Ministry of New and Renewable Energy

Atal Akshay Urja Bhavan  
Lodhi Road, New Delhi 110003

Date: 12<sup>th</sup> July 2023

## Office Memorandum

**Subject: Amendment in the implementation guidelines of Pradhan Mantri Kisan Urja Suraksha Evam Utthaan Mahabhiyaan (PM-KUSUM) Scheme**

Vide OM 32/645/2017-SPV Division dated 22.07.2019, Ministry had issued guidelines for Pradhan Mantri Urja Suraksha evam Utthaan Mahabhiyaan (PM KUSUM). Vide OM of even number dated 04.11.2020, scale-up and expansion of PM KUSUM were issued. The detailed guidelines for implementation of FLS were issued vide OM dated 04.12.2020 and simplification where issued vide OM dated 14.12.2021. Further, the quantities under Component B and C were made fungible. Based on the implementation experience of PM KUSUM, it is observed that Component C is gaining traction among states, and is very important due to its universal access to agricultural feeders. Most of the pumps that are grid connected pumps are now being solarized. For carrying out bids under Component C (FLS), land was observed to be the main issue. On examination of existing arrangements being carried out by various states, it is observed that land aggregation model being implemented by Maharashtra is forward-thinking and meticulously planned. The intention is to take land on lease with commensurate lease rent for farmers, to make sure the availability of land for solar projects. Therefore, in order to facilitate the implementation of the PM KUSUM scheme and ease the process of land availability for solar power plants under Component C (FLS), the scheme is hereby modified with following modalities:

a) Identifying the substation

State Nodal Agencies/Implementing Agencies/ DISCOM will identify substations having downstream agriculture load along with the number of pumps connected to that substation. The annual power requirement for the agriculture feeders and the capacity of solar power plant that can cater to the power requirement for that agriculture feeder may be assessed. Preference may be given to the substations with 11/33 kV bus bars. The identification may include an assessment of:

- Latitude/longitude of substations
- Details of agriculture load served downstream
- MW capacity installed downstream
- Details of spare bay available at LV side
- Any other requirement

b) Land Lease Rate:

Land lease rates would be announced by the state government. Currently, the state of Maharashtra offers Rs 1.25 lakhs/hectare/year for private land or 6% of ready reckoner rate, whichever is higher, with a yearly 3% increment of the base rate, and Rs 1/hectare/year for public land for a period of 30 year. The states may decide similar competitive provisions. The Government will advertise these rates along with the list of substations and request farmers to offer their land on lease in the vicinity of the substations at the offered lease rent.

c) Development of Online portal

A dedicated online portal can be developed by the States/SIA/DISCOM which will serve as centralized portal for land aggregation. The state should have the details of identified substations. The portal may be developed by State/SIA/DISCOM. The States/SIA/DISCOMs will advertise their intention to take land on lease from the farmers along with a declaration of land lease rates. The farmers who wish to offer their land near the substation on lease may apply directly on the portal. They may also apply to the Tehsildar/District Magistrates. It would be the responsibility of the District Collector/District Magistrates to ensure that the offline applications received at their end from the framers to lease their land for the installation of solar power plants, are shared with DISCOM/SIAs. The DISCOM/SIA would update the same on online portal on regular basis.

d) Modalities for leasing

- (i) Public Land: The State may facilitate by providing unutilized land on lease at a pre-decided annual rent. The state may also include their unutilized water bodies for the development of the projects.
- (ii) Private Land: All the private land owners who are interested in providing their land for projects may be encouraged to offer their land through the above-mentioned portal. The revenue authority should also verify the authenticity of the land through the respective District Collectors/Magistrates. In order to protect the interest of land owner, the State may decide the amount of lease rent for the land along with annual escalation provisions.

Considering the land required for 1 MW is around 4-5 acres, contiguous land of a minimum of 5 acres and nearer to the substation would be given the preference.



e) Provision of SPV

The DISCOMs may form an SPV which can implement the project along with arrangements for leasing the land etc.

f) Lessee and Lessor Agreement

The Nodal Agency/DISCOM/SPV may also become the single entity to sign land lease agreements with all landowners. In such cases, the individual land owner need not interact with SPD and face uncertainty in timely lease payment. The nodal agency should sign an agreement with individual land owner and a tripartite agreement between DISCOM, Nodal Agency and Solar Power Developers may be worked out where payments are transferred to nodal agency for the purpose of lease rent.

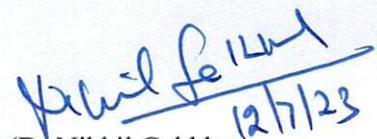
Nodal agency will inform the District Collector/District Magistrate from time to time, about the requirement of land and get in touch with the farmers to lease their land for the purpose.

g) Selection of Solar Power Developers (SPD)

Since the scale of an individual solar project with substation is relatively small, therefore in order to get the benefit of economy of scale, as well as to attract much creditable Solar Power Developers, multiple substations may be grouped as one bidding group. The SPD may be permitted to quote the tariff common for all projects under one group and SPD may sign a single PPA with DISCOM.

For the project under this mechanism, the states are free to choose Renewable Energy Implementing Agencies of Government of India to act as an intermediary procurer.

4. The above amendments are issued with the approval of the Competent Authority.

  
(Dr Nikhil Gakkhar)  
Scientist C

To

All concerned

