



GUJARAT SOLAR PARK

Gujarat Power Corporation Ltd.

Plot Allotment Policy

**Broad Terms & Conditions
of Allotment of plot
In Gujarat Solar Park**



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1. Who can apply



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❖ Only those developers can apply which have obtained allotment under Solar Power capacity allocation of Government of Gujarat.

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2. Area considered for allotment



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➤ GPCL has considered two major types of Solar Power Generation technologies:

1. Solar Thermal Power Generation
2. Solar Photovoltaic Power Generation

➤ Irrespective of sub-division of above technology allotment will be made as under

1. For Solar Thermal - 25000 Sq.mt. Per MW
2. For Solar P V - 20000 Sq.mt. Per MW



3. How to apply



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- Application is to be made in the prescribed form (Copy enclosed)
- Application will be considered on priority basis and offer-cum-allotment will be made on first cum first serve basis as per the specified categories
- Application fee is to be paid along with application through D.D/Pay order.
- Application fee is Rs.25000/- per MW (Non refundable)



3. How to apply continue.....



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➤ Priority will be maintained as per the following category wise

➤ Categories:-

- Category 1 Up to 5 MW
- Category 2 From > 5 MW to 10 MW
- Category 3 From > 10 MW to 15 MW
- Category 4 From > 15 MW to 20 MW
- Category 5 From > 20 MW to 25 MW



3. How to apply continue.....



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➤ A deposit of Rs.50/- per Sq.mt. is to be paid with the application form for the area applied for. Deposit paid will be adjusted against the payment to be made towards the cost of plot . If offer-cum-allotment is not accepted by the applicant, then such deposit will be forfeited.

4. Allotment Procedure



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- Based on the priority in specified categories on the first cum first serve basis, offer-cum-allotment letter will be issued
- The allotment price of the land prevailing at the time of offer-cum-allotment will be charged
- Applicant has to make 30% of the total cost of plot as down payment within 30 days from receipt of the offer-cum-allotment letter

4. Allotment Procedure

continue.....



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- Remaining 70% of the total cost of plot is to be paid in 12 (twelve) quarterly installments with 12.50 % interest per annum. Applicant has to give post dated cheques of all remaining installments at the time of making 30% down payment. If any cheques are dishonored, Corporation will take the action under Negotiable Instrument Act, and take back the possession of plot allotted.
- Applicant has to pay 1% administrative charges on balance 70% payment.



4. Allotment Procedure

continue.....



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- Interest rate will be reviewed periodically and rate such decided will be applicable from time to time
- On making the initial payment license agreement will be executed
- After executing the license agreement possession advice will be issued.
- The cost of executing the license agreement/lease deed is to be borne by allottee



4. Allotment Procedure continue.....



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- Allottee has to take physical possession from the authority in charge at Gujarat Solar park at project site
- On making the 100% payment lease deed will be executed
- Lease period will be for 30 years from the date of execution of lease deed. It may again be renewed for the period as may be decided by GPCL from time to time



5. Approval of plan & utilization



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- No proposal for subdivision of plot will be considered
- Allottee has to submit the plan within 15 days of getting the physical possession of plot
- After getting the approval of plan allottee has to start construction/development on site within another 15 days time



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5. Approval of plan & utilization continued.....

- The project should be commissioned on or before 15 (fifteen) days from the deadline given by Government of Gujarat from time to time.

(Note : Allottee under Gujarat Solar Policy should commission on or before 15-12-2011)

- Allottee has to severally or individually to comply with all the guidelines, statutory provisions, applicable rules and regulations from time to time



5. Approval of plan & utilization continue.....



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- After commissioning of project the plot will be considered as utilized
- The allotted plot cannot be utilized for any other purpose apart from the purpose mentioned in their application form/Agreement subject to conditions of transfer of plot.
- If allottee fails to submit the plan for approval/ start the construction activity in prescribed time limit a penalty of Rs.0.1/- per sq.mt. per day will be charged



5. Approval of plan & utilization continue.....



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- If plot is not utilized in the given time limit, penalty will be charged and / or the plot will be taken back by the GPCL

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6. Transfer of plot

- No transfer will be allowed between application and possession process
- No transfer will be allowed of unutilized plot
- No transfer proposal will be considered for any other purpose than which is mentioned in the allotment letter/agreement



6. Transfer of plot

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- Transferee has to produce approval from Government of Gujarat (GoG) for getting the plot in Gujarat Solar Park
- Formal nature transfer will be allowed after taking the physical possession of plot by the original allottee, subject to approval from GOG.
- For formal nature transfer original allottee has to hold minimum 51% share in the company after transfer of plot



6. Transfer of plot

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- No transfer fee will be payable for formal nature transfer proposals
- Informal nature transfers will be considered by GPCL, only once the utilization of plot takes place
- For transfer of utilized plot within 5 years of utilization, transfer fee at the rate of 20% of the prevailing allotment price shall be payable along with the application of transfer



6. Transfer of plot continue.....



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- For transfer of utilized plot within utilization period of more than 5 years till 15 years; transfer fee at the rate of 15% of the prevailing allotment price shall be payable along with the transfer application
- For transfer of utilized plot beyond 15 years of utilization; transfer fee at the rate of 10% of the prevailing allotment price shall be payable along with the transfer shall be payable



6. Transfer of plot

continue.....



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- An Administrative charge of 0.50 paisa per sq.mt. maximum to Rs.25,000/- shall be payable with all kinds of transfer application
- Transferor and transferee has to execute all necessary agreement/documents as directed by the GPCL before finalizing the transfer
- Prior approval of GPCL is must before any plot transfer is made



7. Sub let



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No sub let permission
will be granted.



8. Mortgage



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Mortgage permission will be granted to the plot holder after making 100% payment & Execution of Lease Deed of plot and “no due certificate” for any other dues



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9. Surrender of plot

Surrender of the plot allotted can be considered by GPCL at its discretion subject to:-

- The plot should be open on site and
- The plot should be free from any encumbrance

9. Surrender of plot

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- GPCL will recover the interest on blocked up capital (On total cost of plot) for the period of physical possession hold by the allottee plus three months
- All other revenue charges will be recovered for the period of physical possession hold by the allottee plus three months

10. Other charges



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Revenue Charges :-

- Service charges for maintenance of solar park fixed on the year to year basis per sq.mt.
- Lease rent fixed by GPCL for the total area allotted every year
- Non Agriculture charges as fixed by the Govt. for the total plot area allotted every year
- R & R charges as fixed by GPCL from time to time

10. Other charges continue.....



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Water Charges:-

- Water charges will be payable for the actual water consumption, based on the water meter and at the rate fixed per thousand litre by GPCL

Late payment charges:-

- For any delay payment then the scheduled, 12.50% additional interest would be charged for such amount for the delayed period. This would be considered as Delay Payment Interest (DPI). In addition 3% penal interest will be charged in addition to normal interest till the date of actual payment.



11. Changes in policy



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Government of Gujarat / GPCL can make any changes in plot allotment policy as and when required at their sole discretion, which will be binding to all the applicants and allottees.



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THE END

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