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INTELLIGENT INVESTMENT

# *The ESG Blueprint: Augmenting Green Power and Optimising Efficiency in Modern Offices*



REPORT

INDIA

REAL ESTATE

CBRE RESEARCH  
MARCH 2026

# 01

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# *Introduction*

# *Strong Thrust on Green Energy in India*

India's resolve to achieve net zero emissions by 2070 remains on a strong footing, underpinned by the nation having achieved the milestone of 50% of its installed power capacity from non-fossil fuel sources in 2025 - five years ahead of its original 2030 target<sup>1</sup>. At the same time, the rapidly expanding economy and soaring energy demand have propelled resource efficiency from merely a priority into a core business imperative.

In the country's office sector, this transition towards clean energy is now a dominant theme, with developers and occupiers increasingly aligning with stringent sustainability commitments. Regional and national surveys conducted by CBRE cement this trend, with occupiers increasingly prioritising renewable power and ESG-compliant assets.

This report aims to highlight the landscape of clean energy in the commercial office real estate sector through:

**01**

**Strategies to augment the capacity and usage of renewable energy for office landlords**

**02**

**Specific interventions to limit emissions from the built environment at both the campus and building levels.**

Source: CBRE Research, Q1 2026; 1. Ministry of New and Renewable Energy, July 2025

# Sustainable Efforts at the Core of Office Sector

Across India and the APAC region, occupiers and sustainability leaders are prioritising renewable energy procurement, accelerating the retrofitting of existing buildings, and integrating onsite generation. However, there is a growing recognition that infrastructure readiness remains a formidable constraint to achieving net-zero goals.



## RE100\* target as a challenge

RE100 adoption identified as the most challenging sustainability goal to implement for occupiers in India



## Energy efficiency retrofits

About 46% of occupiers in India considering upgrading their offices to improve energy efficiency, while 17% have already commenced such upgrades



## Tenant-landlord partnership

37% of occupiers in India seeking collaboration with developers to purchase renewable energy



## Energy efficiency adoption

83% of stakeholders aim to retrofit buildings and adopt energy-efficient technologies



## Onsite renewables

76% of developers in APAC plan to install onsite renewable energy systems to reduce reliance on external grids



## Infrastructure limitations

52% of developers in APAC cite grid constraints as the most significant barrier to attaining net-zero status

Source: CBRE Research, Q1 2026; Chief Sustainability Officer survey 2025, India Office Occupiers Survey 2025 CBRE Research, Q3 2025  
Note: \*RE100 is a global initiative that brings together influential companies committed to using 100% renewable electricity, led by The Climate Group and CDP

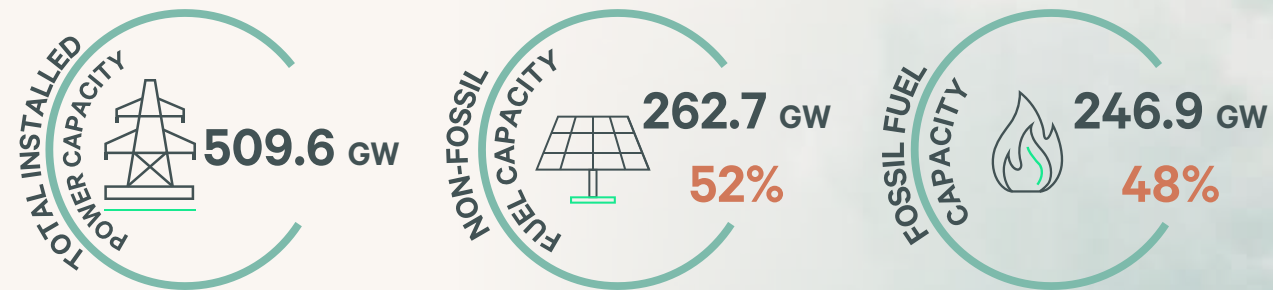
# 02

## *India's Energy Landscape*

# Navigating India's Renewables-first Power Mix

With non-fossil fuel sources now firmly established as the majority of the nation's installed capacity (as reflected in Figure 2.1), the emphasis for the commercial sector has moved towards decarbonising the operational footprint through diversified procurement and technological innovation.

Figure 2.1: India's total installed power capacity<sup>1</sup>



As the real estate sector advances towards net-zero, integrating distributed renewable power and prioritising energy efficiency through advanced architectural design would be key to mitigating emissions and achieving high-performance, low-carbon buildings.

## Use of renewable energy

Integrating renewable energy sources such as solar, wind, bioenergy, or geothermal power reduces emissions and dependence on fossil fuels. By capitalising on clean and sustainable alternatives, landlords and occupiers can drive the long-term decarbonisation of their real estate portfolios.

## Minimise energy usage

Adopting smart energy design principles, efficient systems, and passive climate strategies can significantly cut both embodied and operational energy from the onset. This holistic approach could ensure that buildings remain resilient and cost-effective through their entire lifecycle.

Source: CBRE Research, Q1 2026  
 1. Ministry of New and Renewable Energy, December 2025  
 Note: Non-fossil fuel includes nuclear, solar, wind, hydro and bioenergy

# 03

# *Renewable Power*

# India Amongst Top Five Countries in Renewable Energy Capacity

India's green energy momentum has solidified its global standing, with the nation now ranked fourth in total installed renewable capacity—specifically holding the third position in solar and fourth in wind power<sup>1</sup>.

Figure 3.1. Top five countries with highest installed solar capacity (in GW)<sup>1</sup>

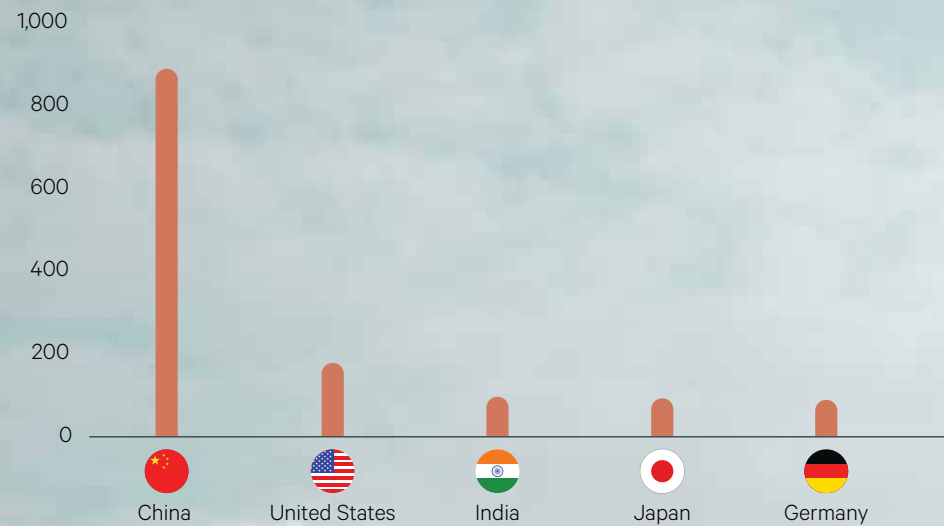
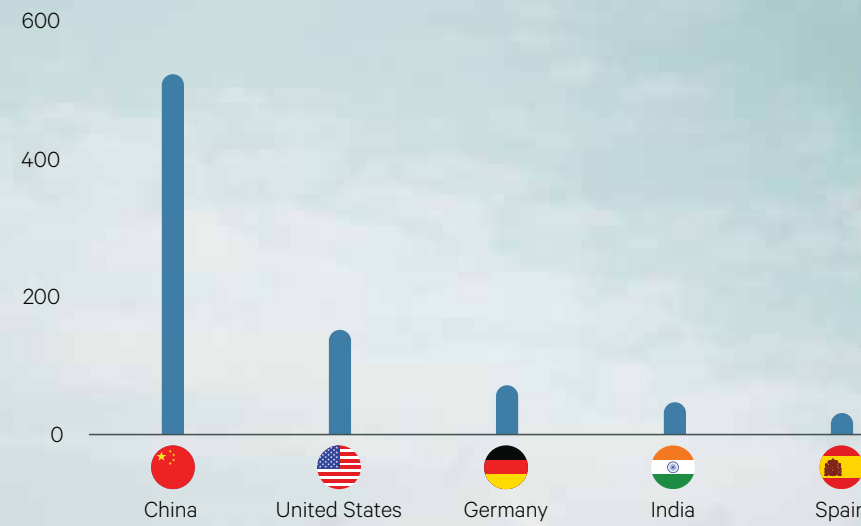


Figure 3.2. Top five countries with highest installed wind capacity (in GW)<sup>1</sup>



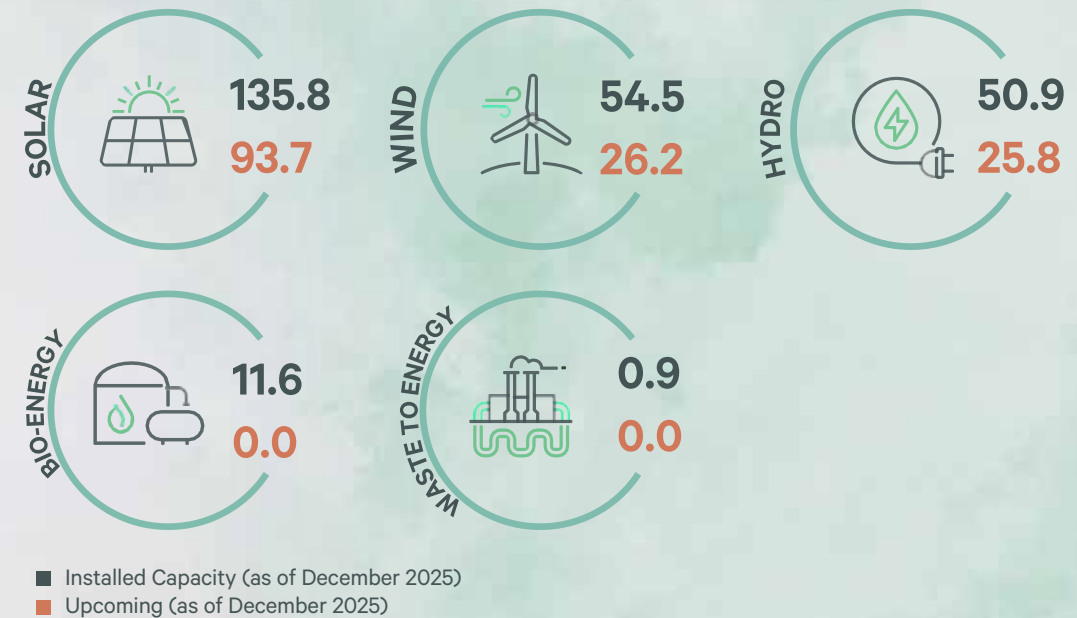
Source: CBRE Research, Q1 2026  
1. Renewable Energy Statistics 2025. Please note the graphs presented above depict data as of 2024



# Diversified Green Power Capacity

India's renewable power landscape is anchored by scale in mature technologies, with solar and wind forming the backbone of installed capacity, complemented by hydro, bioenergy, and niche renewable sources such as green hydrogen and waste-to-energy. This operational base is supported by additional capacity currently under construction or in the development pipeline.

Figure 3.3. Major renewable power sectors in India (in GW)<sup>1</sup>

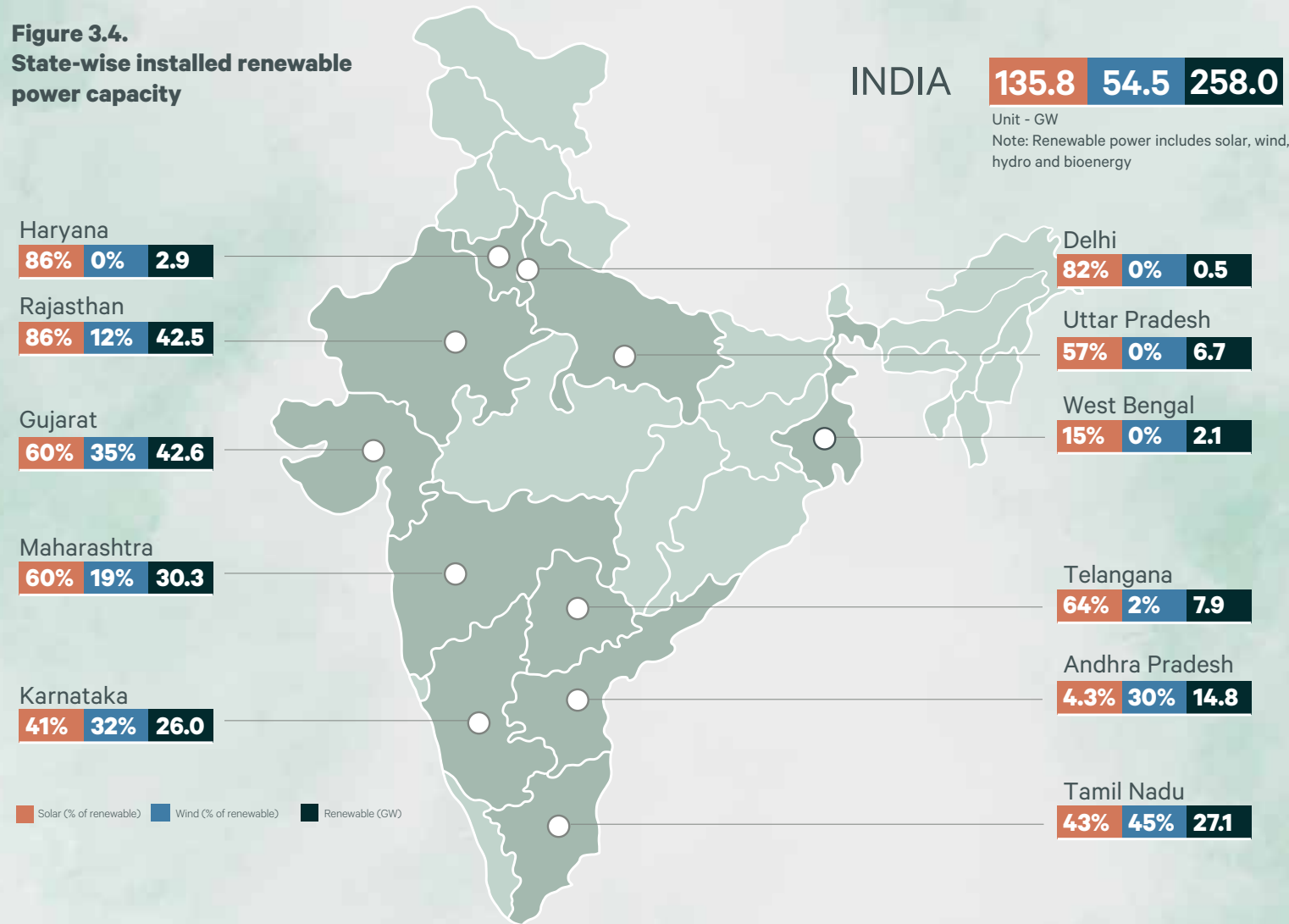


India targets 5 million metric tonnes of Green Hydrogen production annually by 2030. This mission will be supported by about 125 GW of new renewable energy capacity dedicated to green hydrogen production.

CBRE Research, Q1 2026; 1. Ministry of New and Renewable Energy, December 2025; ICED, Niti Aayog, November 2025  
 Note: This data excludes small hydro

# Solar Dominates the Renewable Power Mix

**Figure 3.4.**  
State-wise installed renewable power capacity



Rajasthan and Gujarat lead in installed renewable energy capacity, each contributing approximately 40 GW.



Tamil Nadu is the only state where wind power installations exceed solar power installations in terms of capacity.

*The transition to green power is driven by a robust policy framework that establishes a definitive roadmap for the real estate sector to adopt renewable energy (see Annexure for a comparative analysis of state-level renewable policies).*



Source: CBRE Research, Q1 2026; Ministry of New and Renewable Energy, December 2025

# Operationalising Decarbonisation: A Guide to Renewable Energy Sourcing

Table 3.1. Analysing prominent renewable energy sources in real estate developments

Parameter	Solar	Wind	Bioenergy
Type	Roof top solar installations, building-integrated photovoltaics (BIPV), and solar carports	Small-scale building integrated wind turbine (BIWT), hybrid wind and solar systems, and micro-turbines	Biomass boilers and biogas digesters
Ideal for	Commercial, retail, hospitals, educational institutions, industrial and warehouse facilities, and residential developments	Industrial parks and large commercial campuses	Agro-based industrial facilities, IT campuses, residential developments and educational campuses
Typical installation space requirement	<ul style="list-style-type: none"> <li>• Rooftop solar (on-site): ~2–2.5 acres of shade-free space per 1 MW of capacity<sup>1</sup></li> <li>• Ground-mounted solar (on-site): ~4–5 acres per 1 MW of capacity<sup>1</sup></li> </ul>	Minimum feasible wind velocity: <ul style="list-style-type: none"> <li>• 2-3.5 metres/second (m/s) for mini-wind turbine*</li> <li>• 3.3-4.2 m/s for commercial scale wind turbine**</li> </ul>	A commercial boiler with an output of 200kW would require a minimum space of 11m x 6m along with dedicated space for fuel storage <sup>2</sup>
Capital cost	Low	High	High
Impact on reducing carbon emission	High	Medium	High
Operational cost	Very low (cleaning and inverter upkeep)	Low (turbine maintenance)	Moderate (fuel logistics and O&M)
Scalability	Very High	High	Low
Current adoption (in India)	High	Moderate	Moderate
Adoption preference (stakeholders)	Developers and occupiers	Developers	Developers
Key challenges	Grid integration and net metering complexities	Site-specific viability, requires appropriate climatic conditions	Requires availability of feedstock and logistics

Source: CBRE Research, Q1 2026; 1. Ministry of New and Renewable Energy; 2. JRL Microgreen, 2024

Note: The applicability of renewable energy measures may vary by state and remains subject to respective government regulations and approvals; \* Mini wind turbine output range – 1 to 10 kW; \*\* Commercial scale wind turbine – 1.5-4 MW for onshore wind farms

# Renewable Power Procurement Options for Stakeholders

Table 3.2. Comparison between different renewable energy procurement options

Parameter	On-site	Open Access	Green Tariffs	Green Power Exchange	Renewable Energy Certificate
<b>Eligibility</b>	Varies as per state	Connected load 0.1 MW and above	Direct power connection with the distribution company (DISCOM) varies as per state	Connected load of 1 MW and above	None
<b>Duration</b>	20-25 years	10-25 years	One year or more	Intra-day to 11 days ahead	NA
<b>Maturity</b>	High	High	Low	Low	High
<b>Possibility of renewable energy penetration</b>	Typically 5-15%	20-70% (depends on the state policy)	100%	100%	100%
<b>Advantages</b>	<ul style="list-style-type: none"> <li>• Low cost</li> <li>• Mature, proven route</li> </ul>	<ul style="list-style-type: none"> <li>• Low cost</li> <li>• Mature, proven route</li> </ul>	<ul style="list-style-type: none"> <li>• No long-term commitment</li> <li>• Easy to adopt</li> </ul>	<ul style="list-style-type: none"> <li>• No long-term commitment</li> <li>• Highly flexible</li> </ul>	<ul style="list-style-type: none"> <li>• No long-term commitment</li> <li>• Easy to adopt</li> </ul>
<b>Possible disadvantages</b>	<ul style="list-style-type: none"> <li>• Only for limited demand</li> <li>• Regulatory uncertainty</li> </ul>	<ul style="list-style-type: none"> <li>• Possible denial of approval</li> <li>• High policy risk</li> </ul>	<ul style="list-style-type: none"> <li>• High cost</li> <li>• Green attributes are not transferred to the consumer</li> </ul>	<ul style="list-style-type: none"> <li>• Limited supply</li> <li>• No price or volume certainty</li> </ul>	<ul style="list-style-type: none"> <li>• Limited supply</li> <li>• No price or volume certainty</li> </ul>
<b>Ideal for</b>	Commercial, retail, hospitals, educational institutions, industrial and warehouse facilities, and residential developments	Commercial, retail, hospitals, educational institutions, industrial and warehouse facilities, and residential developments	Commercial, retail, hospitals, educational institutions, and residential developments	Large-scale IT parks, industrial and warehouse facilities	Commercial, retail, hospitals, educational institutions, industrial and warehouse facilities, and residential developments
<b>Type of sources (applicable only for commercial assets)</b>	Solar, wind, bioenergy	Solar, wind, bioenergy	Solar, wind, bioenergy	Solar, wind, bioenergy	Solar, wind, bioenergy

Source: CBRE Research, Q1 2026

Note: For more information please refer to our report [Sustainable Energy – Powering India's Offices](#)

# Key Strategies for Landlords and Occupiers to Harness Green Energy



- 01** **Open access** (captive and group-captive models) remains the most suitable option for large-scale procurement for developers and occupiers. It is favoured for its superior scalability, established market access, competitive costs, and ability to facilitate long-term contractual commitments.
- 02** Enabling deeper developer-occupier collaboration through **group-captive models** allows stakeholders to leverage scale and reduce costs. Tenants within a business park or a consortium (comprising tenants and the landlord) can draw power from an off-site renewable generator at competitive rates, contingent on meeting minimum equity and consumption.
- 03** Establishing dedicated **captive solar power plants** to secure a reliable, cost-effective, long-term supply of renewable power for large-scale campuses. Such projects typically involve direct investment and ownership, providing enhanced control over energy supply and tariff hedging.
- 04** Utilising **on-site solar mechanisms** where adequate space is available to prioritise self-consumption. Rooftop or ground-mounted solar panels allow direct ownership and generation, ideal for immediate consumption and grid independence.
- 05** Strategically **integrating wind energy in high-potential geographic zones** (e.g., coastal areas of Southern and Western India) to diversify the asset's energy portfolio and mitigate solar intermittency.
- 06** Supplementing on-site solar generation with **small-scale mini-turbines** to utilise air pressure differentials around buildings and generate power, particularly during the night when solar output is zero.
- 07** Leveraging **pumped hydro systems** to store surplus renewable energy by transferring water between reservoirs at different elevations (off-site). This proven technology serves as an effective complement to intermittent solar or wind generation within a round-the-clock (RTC) green power framework.

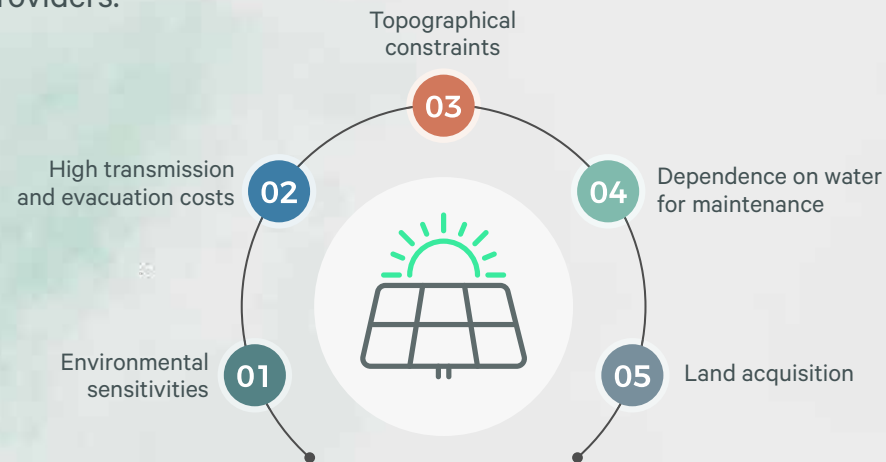
Source: CBRE Research, Q1 2026

# Notable Challenges in Accessing Solar and Wind Energy

Figure 3.5. A deep dive into key challenges

The overview below highlights some of the major constraints encountered by renewable energy providers.

## SOLAR

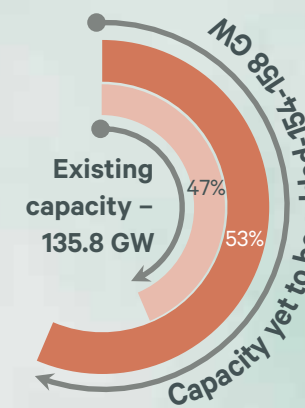


## WIND



### Land requirement in solar energy generation

As per India's 2030 target for solar generation, ~154-158 GW of capacity is expected to be added between 2026 and 2030<sup>1</sup>.

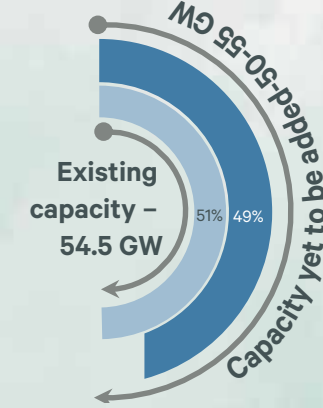


CBRE Research estimates that approximately 21 billion to 27 billion sq. ft. (approx. 2,000 – 2,500 sq. km) of land - calculated at a requirement of ~4-5 acres per 1 MW - will be required to ground-mount this additional solar capacity by 2030. To provide scale, this total required land mass is equivalent to roughly 80% to 100% of the total land area of Goa.

Note: The above calculation assumes that 75% of the projected 154-158 GW capacity will be fulfilled through ground-mounted solar installations.

### Land requirement in wind energy generation

As per India's 2030 target for wind energy, ~50-55 GW of capacity is expected to be added between 2026 and 2030<sup>1</sup>.



Although the direct footprint of wind turbines is relatively small, they must maintain wide spacing within wind farms to mitigate wake effects and ensure peak performance. ~Additionally, statutory setback distances of ~500 m from dwellings are required to ensure operational safety and noise compliance. Consequently, onshore wind in India typically requires a total project area of ~15-20 acres per MW, depending on topography, wind speeds, and rotor diameters.

Given these substantial land needs, several development considerations come into play for large solar and wind projects. If India were to rely primarily on ground-mounted solar and onshore wind, land requirements could emerge as a major constraint due to land-use conflicts, the protection of agricultural zones, urban expansion, and ecological challenges.

Source: CBRE Research, Q1 2026; 1. Ministry of New and Renewable Energy, April 2025

# Navigating Land Constraints in Solar and Wind Energy: Scalable Alternatives

With the requirement for large land parcels remaining a major bottleneck, the following alternatives offer viable solutions to accelerate the scaling of solar and wind energy assets.

Figure 3.6. Viable alternate solutions



## Rooftop Solar / Wind

Shift a portion of generation to existing structures to reduce transmission losses and capex on land



## Wasteland Solar

Prioritise barren, scrub, and arid zones, including landfills, decommissioned industrial brownfields, and contaminated sites pre-cleared for renewable use



## Building-Integrated Photovoltaics Facades

Turn office building facades and envelopes into active energy generation assets without requiring additional ground area



## Floating Solar

Develop solar arrays on reservoirs, irrigation tanks, and canals. This technology is gaining momentum due to reduced evaporation rates and higher generation efficiency from the water's cooling effect



## Offshore Wind

This is poised for significant growth off the coasts of Gujarat and Tamil Nadu, offering high capacity utilisation factors (CUF) and zero land footprint



## Agrivoltaics

Enable farmers to co-locate panels and crops. This dual-use land sharing, gaining prominence in India, preserves agricultural production while diversifying rural income through power generation



## Repowering Wind

Replace ageing wind assets (typically 200–500 kW turbines) with modern 3–5 MW machines, increasing generation four-to-fivefold within the same land footprint



## Hybrid Parks

Develop integrated zones (wind + solar + storage) to optimise land usage and improve generation density through shared transmission infrastructure

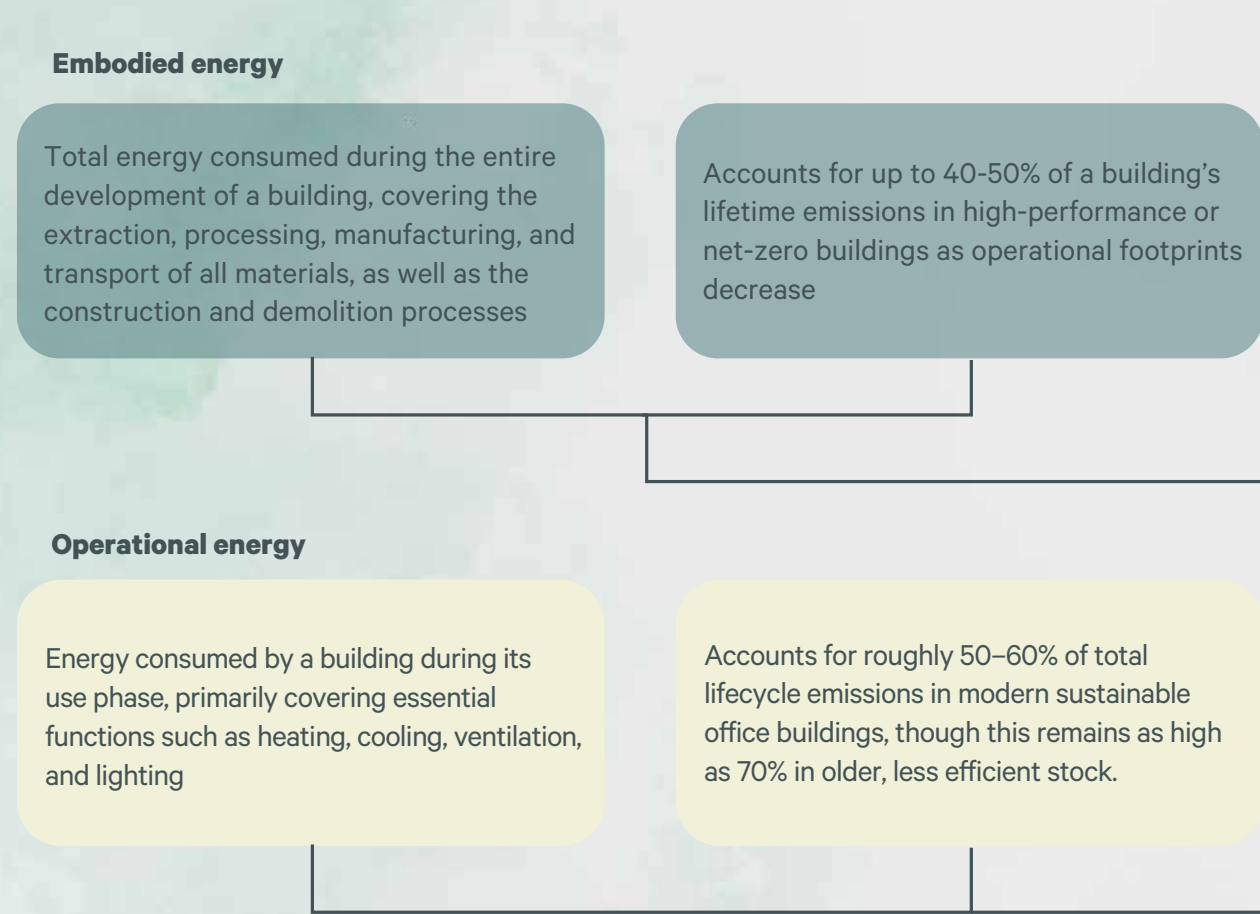
# 04

## *Limiting Building Emissions*

# Energy Emissions in a Building Lifecycle

Building operations represent a significant share of global energy demand, accounting for ~30% of global final energy consumption and ~26% of all energy-related emissions<sup>1</sup>. Over its lifecycle, a building's total energy demand is typically categorised into two components: embodied energy and operational energy.

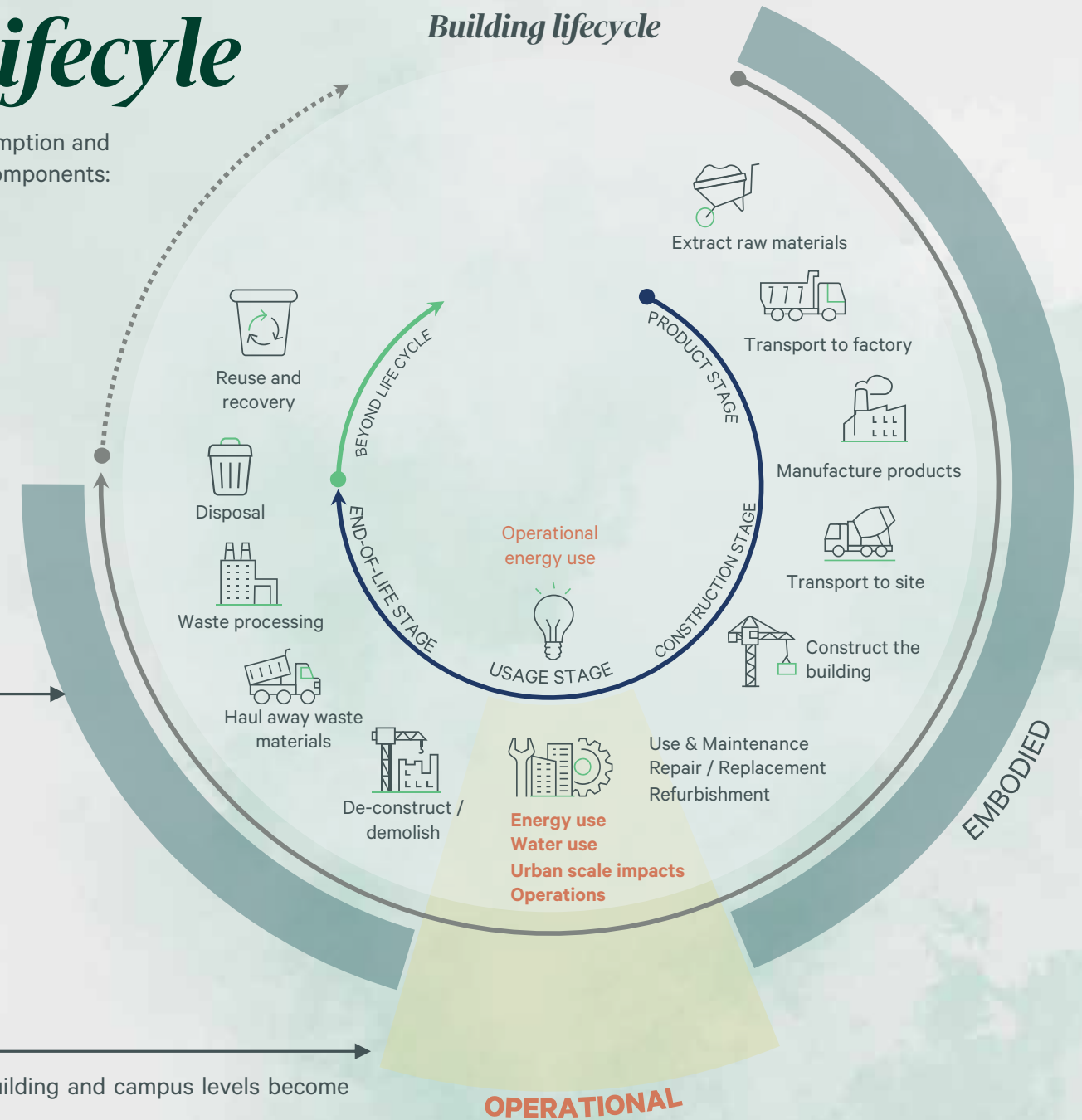
Figure 4.1. Energy breakdown in a building lifecycle



With operational energy forming the major share of a building's lifecycle emissions, targeted efficiency strategies at the building and campus levels become essential to minimising overall energy demand.

Source: CBRE Research, Q1 2026; 1. International Energy Agency

Figure 4.2. Energy footprint across various stages of a building lifecycle



# Smart Energy Solutions for Campuses

Beyond building envelope, large scale systems can enhance efficiency across an entire campus or development. Integrated energy management can reduce total energy usage by up to 50-60%.

## Campus level strategies to minimise energy usage

### ESG & SUSTAINABLE BUILDINGS



Rooftop garden



Water efficient fixtures



Solar panels on open parking areas



EV commute

### SMART GRID & DIGITAL ENERGY MANAGEMENT



District cooling system



Central energy command system



Smart street lighting



AI driven demand forecasting



Thermal storage tanks

### RENEWABLE ENERGY & POWER PROCUREMENT



Ground mounted solar farms



Shared battery energy storage systems (BESS)



Captive or third party renewable power purchase agreement (PPA)



Wheeling energy between buildings within the campus



Micro-grid with automatic load-shedding

## Implications:

- Portfolio-wise energy optimisation
- Higher energy security resilience
- Accelerated decarbonisation at scale
- Cost predictability & operational efficiency
- Future-ready infrastructure

Source: CBRE Research, Q1 2026




# Smart Energy Solutions for Buildings

## Building-level strategies to minimise energy usage





### BUILDING FABRIC & PASSIVE DESIGN

-  Wall & roof insulation
-  Glazing improvements
-  Enhanced air tightness
-  Light shelves / diffused lighting
-  Smart facades (tint, sensors, actuators)
-  High reflective material on the roof





### LIGHTING

-  Occupancy / motion sensors
-  LED lighting with smart controls
-  Task lighting

### CONTROLS & MONITORING

-  Fully integrated Building Management System (BMS)
-  Predictive maintenance systems via Internet of Things (IoT)
-  Sub-metering per floor to identify inefficiencies
-  Energy dashboards

### HVAC SYSTEMS

-  Demand control ventilation
-  Smart thermostat
-  Variable refrigerant flow
-  Low Global Warming Potential (GWP) refrigerants



## Implications:

- Lower energy intensity & operating costs
- Improved occupier comfort & productivity
- Real-time performance visibility
- Asset longevity & value preservation
- Stronger leasing & ESG outcomes

Source: CBRE Research, Q1 2026

# 05

## *Tracking the Green Energy Pivot of Leading Landlords*

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# Renewable Energy Adoption by REITs

Table 5.1. Percentage share of renewable energy usage / adoption and future targets of REITs in India

REITs	Renewable energy share (target achieved)					Renewable energy share (future targets)		
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2040	FY 2050
Embassy Office Parks REIT	55%	52%	53%	55%	-	-	100%	-
Brookfield India Real Estate Trust	1%	7%	38%	40%	70%	100%	-	-
Mindspace Business Parks REIT	-	6%	29%	40%	-	-	-	100%
Nexus Select Trust*	30%	27%	38%	43%	-	-	-	-

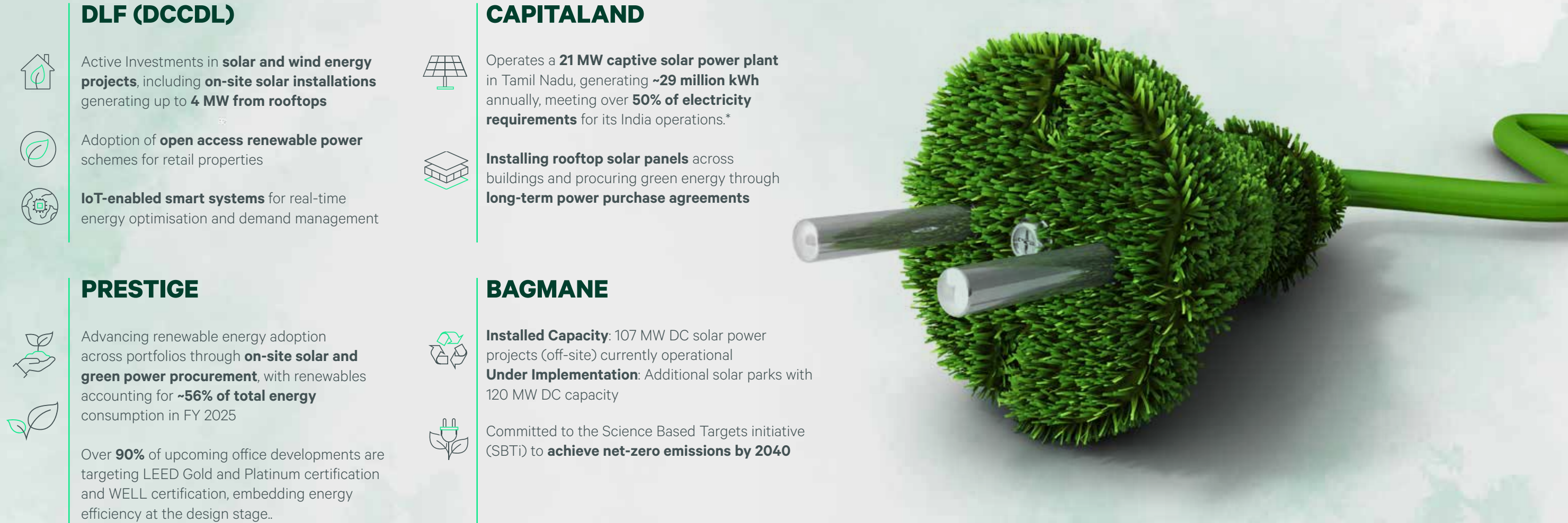
Figure 5.1. Key renewable energy initiatives being taken by REITs



Source: CBRE Research Q1 2026; ESG Report FY2025, Embassy REIT; ESG Annual Report 2024-25, Mindspace Business Parks REIT; Annual Report 2024-25, Brookfield India Real Estate Trust; Nexus Select Trust, ESG Report – FY2025  
 Note: Data is based on individual public reports and discussions with the respective developers and REITs; \*Percentage share is applicable only to HVAC and common area consumption; \*\*Version 4.1 of the LEED rating system which applies to operations and maintenance in existing buildings; \*\*\*As of FY 2025

# Renewable Energy Adoption by Select Developers

Figure 5.2. Key initiatives undertaken by prominent developers to accelerate renewable energy adoption



Source: CBRE Research Q1 2026; DLF (DCCDL) Sustainability Report FY2024-25; CapitalLand Investment Limited Global Sustainability Report 2024; Prestige Group Sustainability Report FY 2024-25; Bagmane Sustainability Report FY 2023-24  
 Note: Data is based on individual public reports and discussions with the respective developers and REITs; \*Applies only to CapitalLand India Trust (CLINT) office assets.

# 06

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## *Takeaways*

# *Operationalising Renewable Energy: A Strategic Roadmap for Real Estate Stakeholders*

## *Landlords*

### **Operational**

- Embed efficiency at design stage-passive design, natural lighting, lifecycle costing.
- Deploy smart metering, IoT and AI-driven analytics for ongoing demand-side optimisation.
- Benchmark against ECSBC/LEED/WELL and create feedback loops with facility teams.

### **Strategic**

- Prioritise the retrofit of existing assets and implement green lease clauses to incentivise tenant energy upgrades.
- Build district level systems, microgrids and resilience driven infrastructure.
- Explore green financing (e.g. sustainability-linked loans, green bonds), compare CAPEX vs. OPEX models.

Source: CBRE Research, Q1 2026

## *Occupiers*

### **Operational**

- Choose green certified, energy efficient spaces; optimise HVAC and lighting via occupancy-based workplace analytics.
- Integrate renewable sourcing with BMS for seamless load balancing and optimisation.
- Share sustainability data with landlords to enable integrated performance tracking.

### **Strategic**

- Drive behavioural change through awareness campaigns and green commute incentives.
- Ensure safety, compliance, and resilience protocols for on-site energy systems (rooftop solar, battery storage, etc.)
- Adopt demand response programmes to reduce costs during peak tariff periods and contribute to grid stability.



# 07

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# *Annexures*

# Renewable Energy Measures in Building Certifications: A Comparative View

In India, leading certification frameworks such as LEED v5, IGBC, and GRIHA 6.0 have become pivotal in driving renewable energy adoption within real estate development. These frameworks leverage credit-based rating systems and mandate definitive clean energy strategies focusing on on-site renewable installations, off-site renewable sourcing, and comprehensive improvements in absolute carbon performance. The following comparison illustrates how the three major certifications in India incorporate the use of renewable energy across multiple operational parameters:

Table 7.1. Prominent certification types involving renewable energy

Parameter	LEED v5 <sup>1</sup>	IGBC (IGBC Net Zero Water Rating) <sup>2</sup>	GRIHA 6.0 <sup>3</sup>
<b>On-site renewable energy system</b>	Demonstrate on-site renewable energy (solar PV, wind, geothermal) generation to partially offset building's annual energy consumption. Platinum projects now require 100% renewable coverage (on or off-site).	Demonstrate on-site renewable energy generation for minimum <b>1% (owner-occupied)</b> and <b>2% (tenant-occupied)</b> of the total annual energy consumption (including interior and exterior loads)	Installation of on/off-site RE systems to offset annual energy consumption of <b>internal artificial lighting and HVAC systems</b>  Emphasis remains on reducing grid dependency
<b>Off-site renewable energy system</b>	Procurement of off-site renewable energy through <b>Power Purchase Agreements (PPAs) or Renewable Energy Certificates (RECs)</b> .  Higher shares of off-site renewable energy earn additional credits.	Investment in off-site renewable energy up to <b>≥50% of annual energy use</b> .  Ensure verified contractual agreements and renewable energy tracking systems are in effect.	Ensure <b>100% of annual energy consumption for internal artificial lighting and HVAC systems</b> is offset through off-site RE systems with mandatory proof of procurement
<b>Energy Performance Index (EPI)</b>	Points as per percentage improvement in energy performance beyond ASHRAE baseline  Use <b>Energy Use Intensity (EUI)</b> or modelled energy performance. Continuous monitoring and reporting via <b>Energy Star Portfolio Manager</b> or equivalent	Encourage <b>sub-metering and continuous monitoring</b> for improving building energy performance	Reduction from <b>GRIHA benchmark EPI</b>  Mandates submission of simulation reports and at least one year of operational data for final verification.
<b>Smart metering and monitoring</b>	Install <b>advanced energy metering</b> for all major end uses (lighting, HVAC, plug loads) integrated with <b>Building Management System (BMS)</b> for ongoing optimisation and fault detection	Ensure <b>sub-metering for major energy applications</b> (lighting, water pumping, wastewater treatment, etc.) integrating with a BMS. Performance must be reported annually to maintain certification validity.	Promote <b>smart metering and monitoring of energy and water consumption</b> for performance analysis and optimisation throughout the building lifecycle

EDGE, another prominent building certification, emphasises resource efficiency across energy, water, and materials. For renewable energy, EDGE promotes integrating on-site renewable energy systems adopting energy-efficient technologies, and reducing overall energy demand. The certification uses a performance-based approach to quantify savings and encourages sustainable energy practices.

Source: CBRE Research, Q1 2026; 1. U.S. Green Building Council, LEED v5; 2. Indian Green Building Council (IGBC); 3. Green Rating for Integrated Habitat Assessment (GRIHA) 6.0

# A Comparison of Sustainable Power Policies Adopted by a Few Key States (1/3)

Table 7.2. Northern India - Rajasthan, Haryana, Delhi, and UP

Policies	Rajasthan Integrated Clean Energy Policy, 2024	Haryana Solar Power Policy, 2016	Haryana Bio-energy Policy, 2018	Delhi Solar Policy, 2023	Uttar Pradesh Solar Energy Policy, 2022
Central Level Benefits	-	Y	Y	Y	Y
Land Allocation Support	Y	Y	Y	N.A.	Y
Stamp Duty Waiver	Y	Y	Y	Y	Y
Exemption from Change of Land Use Approval	-	Y	Y	-	-
Exemption from Environment Clearance	-	Y	-	-	Y
Incentives as per State Industrial Policy	Y	Y	Y	-	Y
Capital State Subsidy	-	Y	Y	Y	Y
SGST Investment Subsidy	Y	-	Y	Y	-
Infrastructure Subsidy	-	-	Y	Y	Y
Renewable Energy Certificate	Y	Y	N.A.	N.A.	Y
Registration Fee Waiver	-	-	Y	-	-
Electricity Duty Waiver	Y	Y	-	Y	Y
Concession on Transmission and Wheeling Charges	Y	Y	Y	N.A.	Y

Source: Respective state government ministries CBRE Research, Q1 2026  
 Note: N.A. means data not clearly available from secondary sources

# A Comparison of Sustainable Power Policies Adopted by a Few Key States (2/3)

Table 7.3. Western India - Maharashtra and Gujarat

Incentives	Maharashtra Integrated Non-Conventional Energy Generation Policy, 2020	Gujarat Renewable Energy Policy, 2023	Maharashtra Renewable Energy Policy, 2020
Central Level Benefits	-	-	Y
Land Allocation Support	Y	Y	-
Stamp Duty Waiver	-	-	-
Exemption from Change of Land Use Approval	-	-	Y
Exemption from Environment Clearance	-	-	-
Incentives as per State Industrial Policy	-	-	-
Capital State Subsidy	Y	Y	Y
SGST Investment Subsidy	-	-	-
Infrastructure Subsidy	-	-	-
Renewable Energy Certificate	-	N.A.	N.A.
Registration Fee Waiver	-	-	-
Electricity Duty Waiver	-	Y	-
Concession on Transmission and Wheeling Charges	-	Y	N.A.

Source: Respective state government ministries CBRE Research, Q1 2026  
 Note: N.A. means data not clearly available from secondary sources

# A Comparison of Sustainable Power Policies Adopted by a Few Key States (3/3)

Table 7.4. Southern India - Karnataka, Tamil Nadu, and Telangana

Policies	Karnataka Renewable Energy Policy, 2022 - 2027	Karnataka Energy Conservation and Energy Efficiency Policy, 2022-2027	Tamil Nadu Solar Energy Policy, 2019	Telangana Solar Power Policy, 2015
Central Level Benefits	Y	N.A.	Y	N.A.
Land Allocation Support	-	Y	Y	Y
Stamp Duty Waiver	Y	-	N.A.	Y
Exemption from Change of Land Use Approval	-	-	Y	Y
Exemption from Environment Clearance	-	-	Y	Y
Incentives as per State Industrial Policy	Y	Y	N.A.	N.A.
Capital State Subsidy	-	Y	Y	-
SGST Investment Subsidy	-	N.A.	Y	Y
Infrastructure Subsidy	-	N.A.	Y	Y
Renewable Energy Certificate	Y	-	-	-
Registration Fee Waiver	Y	-	N.A.	Y
Electricity Duty Waiver	Y	-	Y	Y
Concession on Transmission and Wheeling Charges	-	-	-	Y

Source: Respective state government ministries CBRE Research, Q1 2026  
 Note: N.A. means data not clearly available from secondary sources

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