

Guidelines for Quoting O&M Charges on Nprocure Portal			
Charges Type	Year(s)	Allowed Charge Increase	Remarks
O&M Charges	1st Year	Minimum ₹70 Lakh	Bids below this value will be rejected
	Each subsequent year	Not more than 3% increment value compared to immediate previous year value	Charges can increase annually but within the 3% cap
Example for O&M Charges			
Year	Quoted Charges (₹ Lakh)	Allowed	Remarks
1st Year	70	Yes	Meets minimum required charge.
2nd Year	71	Yes	Within 3% increase (max allowed ₹72.10 Lakh).
3rd Year	74	No	Exceeds 3% increase from 2nd year (max allowed ₹73.13 Lakh).
Guidelines for Quoting Land Lease Charges on Nprocure Portal			
Charges Type	Year(s)	Allowed Charge Increase (assumed)	Remarks
Land Lease Charges	Years 1 to 3	Fixed at ₹19.20 Lakh	No increase allowed in these years
	Years 4 to 6	Up to 3% increase over first 3 years (max ₹19.78 Lakh)	Fixed charges for these 3 (three) years
	Years 7 to 9	Up to 3% increase over years 4 to 6 (max ₹20.38 Lakh)	Fixed charges for these 3 (three) years
	Subsequent years	3% annual increase allowed on previous block	Charges fixed in 3-year blocks with max 3% annual increase
Example for Land Lease Charges			
Year Range	Quoted Charges (₹ Lakh)	Allowed	Remarks
1st to 3rd	19.2	Yes	Fixed as required. (19.2 lacs are just for example)
4th to 6th	19.78	Yes	3% increase allowed over first 3 years (₹19.20 × 1.03 = ₹19.78).
7th to 9th	20.38	Yes	3% increase allowed over previous block (₹19.78 × 1.03 = ₹20.38).
10th to 12th	21.5	No	Exceeds 3% increase over previous block (max ₹20.99 Lakh).

Guidelines during Reverse Auction			
<b>Applicability of Decrement:</b> During the Reverse Auction process, any decrement (price reduction) will apply only to the EPC (Supply + Work) cost on pro-rata basis.			
<b>O&amp;M and Land Lease Charges:</b> The O&M charges and Land Lease charges shall remain fixed as quoted in the original bid and will not be subject to any variation during the Reverse Auction.			
Example for Reverse Auction			
Component	Initial Quote (₹ Lakh)	Post Reverse Auction Price (₹ Lakh)	Explanation
EPC (Supply + Work)	100	----	Allowed decrement of ₹5 Lakh in Reverse Auction. (5 lakh is assumed for example)
O&M Charges	70	----	Fixed, no change allowed during Reverse Auction.
Land Lease Charges	19.2	----	Fixed, no change allowed during Reverse Auction.
<b>Total Contract Price</b>	<b>189.2</b>		
Note: ₹189.2 Lakh (assumed for example) is the total contract value. Reverse auction will starts from 189.2 Lakh (assumed for example), During the Reverse Auction, any price reduction will only affect the EPC cost (the Supply + Work cost). The O&M and Land Lease charges will remain same as per the quoted price.			

Example for Reverse Auction			
Component	Initial Quote (₹ Lakh)	Post Reverse Auction Price (₹ Lakh)	Explanation
EPC (Supply + Work)	100	95	Allowed decrement of ₹5 Lakh in Reverse Auction. (5 lakh is assumed for example)
O&M Charges	70	70	No change in O&M charges.
Land Lease Charges	19.2	19.2	No change in Land Lease charges.