

Proceedings of the Pre-bid meeting held under the chairmanship of ACS-cum-Finance Commissioner Revenue, Punjab on 29th June 2016 at 12:00 PM onwards at Punjab Bhawan, Sector-3, Chandigarh

A Pre-bid meeting, to discuss the "Request for proposal for the Selection of Implementation Agency for Integrated Land Administration System (ILAS) in Punjab", was held under the chairmanship of Finance Commissioner Revenue, Punjab on 29th June 2016 at 12:00 PM onwards at Punjab Bhawan, Sector-3, Chandigarh. List of members, present in the meeting, has been attached as Annexure A.

Representatives of various firms and organisations were present in the meeting. Director Land Records-cum-Member Secretary welcomed all the participants and briefed about the Project. It was informed that with reference to the queries received on 27th Jan 2016, the major changes have been made in the Pre-qualification criteria, Technical evaluation criteria, commercial model, payment model and Scope of work sections. Having described the above information, a presentation was made comprising the brief of the areas RFP including vision, scope of work, deliverables, timelines, pre-qualification criteria, technical criteria, commercial bid and payment schedule.

After detailed deliberation, following decisions were taken in the meeting:

1. A point was raised in the meeting that the evaluation should be on the basis of QCBS not L1. w/FCR intervened in this matter and informed to the members that this point was already discussed in the Steering Committee Meeting and it was decided that L1 should be the final evaluation process.
2. It was decided that all the criteria of Pre-qualification and Technical may be considered for the combined entity of prime bidder and consortium partner. If any of them has the relevant proof then it may be considered subject to following two criteria:
 - a. Software development agency must be CMMi5 level whether it is prime bidder or one of the consortium partner.
 - b. Following manpower must be with prime bidder only:

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|--------------------------------------------------------------------------|
| Program Director |
| Program Manager |
| Solution Architect |
| Service Manager - Registration & Circle Rate Survey and due-diligence |
| Service Manager - Land Records |
| Manager - DC/DR |
| System Analyst |
| System Administrator |
| Quality Assurance |

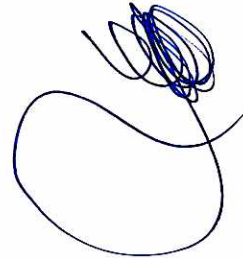
3. A point was raised by the various firms that the commercial bid should be excluded of taxes. In this regard, it was agreed that the bidder shall submit the commercial bid including the taxes but in the bid evaluation process, the taxes would not be considered. In the commercial sheet, separate row has been mentioned for taxes.
4. Capping on the CAPEX cost proposed by the IA has been revised to 40% of the total contract value.
5. In the commercial bid, bidder need not mention the VAT in the project cost.
6. It has been decided that penalty and liquidated damage should be capped to 15% of the total project cost.
7. Criteria no. 2 of the pre-bid qualification criteria of section 1.27.4 has been revised as below:
“Single Bidder / Prime Bidder (in case of consortium) should have an aggregate turnover of at least Rs. 450 Crores from IT Business OR Citizen Delivery Services and annual turnover should not be less than Rs. 100 Cr. during the last three financial years (i.e. 2012-13, 2013-14 and 2014-15 ”
8. In the criteria no. 2,3 & 8, Financial years has been revised to 2012-13, 2013-14 and 2014-15.

9. It has been decided that timelines for data conversion and digitization of Cadastral Maps be revised and the estimated records for Land Record registers be mentioned in the timelines.
10. It was also decided that payment of data entry & scanning shall be made on the quarterly basis. Payment shall be made on village-wise activity completion.
Moreover, IA shall do only record scanning along with entering the searchable keywords in the system for Roznamcha Waqiyati registers.
11. The experience of project director and the project manager has been reduced to 15 years and 10 years respectively.
12. Consultant was asked to specify the hardware requirements for all the required Data Centres based on Cloud Technology.
13. It has been decided that SAN storage should be with the storage capacity of 100 TB.
14. In case of COT's for the software solution, IA shall provide the 5 years roadmap with the purchaser.
15. It was decided that Service level for the server uptime is so high therefore Near Line Data Center may be removed.
16. Point no. 8 of the pre-qualification criteria of section 1.27.4 has been revised as below:
"Each co-member of the Consortium (Other than Prime Bidder) should have an annual turnover of at least Rs. 15 Crores during each of the last three financial years (i.e. 2012-13, 2013-14 and 2014-15)"
17. For the increase of number of SRO during the contract period, IA shall submit a change request to the Purchaser.
18. Consultant was also asked to give more clarity on the manpower requirements and specify the manpower requirements in the corrigendum.
19. All the firms present in the Pre-bid was asked to send the queries by 4th July, 2016 before 10.00am. The Consultant will analyze the queries and finalize the responses on the basis of the discussions held

in this pre-bid meeting by 8th July, 2016. The final responses/corrigendum be uploaded on the websites by 11th July, 2016.

20. The Last date for submission of bids was extended from 11th July, 2016 to 1st August, 2016

The meeting ended with a vote of thanks to the chair.

A handwritten signature in blue ink, consisting of a large, stylized loop at the bottom and a more complex, scribbled upper portion.