



GOVERNMENT OF SIKKIM
LAND REVENUE & DISASTER MANAGEMENT DEPARTMENT
TASHILING SECRETARIAT, BLOCK-B
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Letter No: 176/LR&DM/DILRMP/2025

Dated: 11.02.2025

PRE-BID RESPONSE

Response to the Pre bid Query for **RFP No: 001/01/DILRMP/LR&DMD/2025**, for “**Selection of Firm for Establishment of Ground Control Points, Geo-Referencing, Digitization & Updation of Cadastral Maps from Satellite Imagery & Resurvey by DGPS/ETS & Development of WebGIS & Dashboard**”

Sr. No.	Page no & section no of the RFP	Clause of the RFP asking clarification	Clarification and suggested changes with justification	Remarks from The Department
1	4.1 Eligibility Criteria 11. joint Venture / Consortium Pg. no. 24	Joint Venture / Consortium not allowed. Bidder should provide a self-declaration certificate of sole bidder	For a competitive and eligible maximum bidder, we request to allow JV as there are two activity involved services and development component.	As per the tender conditions, Consortiums and Joint Ventures (JVs) are not allowed. Bidders must participate as a single entity meeting the eligibility criteria specified in the RFP
2	4.1 Eligibility Criteria 12. EMD & Tender Cost/MSME Exemption Certificate Pg. no. 25	EMD & Tender Cost Challan / MSME Exemption Certificate with Udyam Registration Certificate Details	We hereby enclosed our MSME certificate. We request you to kindly check and confirm about the exemption as MSME.	Only Micro & Small enterprises are included for exemption in Tender cost & EMD.
3	4.2 Technical Evaluation Criteria (QCBS) 5. Work Experience in Sikkim Pg. no. 27	The bidder may have experience at least one project of cadastral mapping in Sikkim. 1 Project = 5 Marks	We request you to kindly ask experience for northern or any State in India region instead of Sikkim State only. So, that competitive bidder may eligible to participate in the bidding process.	RFP Condition Prevails
4	6.5.4 Purchase of Latest 30 cm Ortho-photo HRSI	Procurement: Purchase high-resolution latest satellite imagery (30 cm) for the entire	Please share the technical specification of	The specification of the satellite imagery is mentioned in the RFP,

	Data Pg. no. 38	project area.	HRSI, also please share AOI shp file.	requiring a 30cm ortho photo image with 0% cloud cover. The Area of Interest (AOI) shapefile will be provided to the successful bidder. The AOI details are already specified in the RFP
5	6.5.7 Geo-Referencing of 1950s Scanned Maps Pg. no. 40	The existing cadastral maps of the area will be georeferenced with respect to the satellite images to assign it real world coordinates.	What will be the scale of scanned raster map of 1950?	The scale of the 1950s scanned raster map is 1:3960 scale
6	6.5.8 Geo-Referencing/Spatial Adjustment of 1980s Vector Revenue Sheets & Seamless Mosaicking Pg. no. 40	Geo-reference the 1980s vector revenue sheets using spatial adjustment techniques	<p>What will be the scale of vector data?</p> <p>The vector data sheets wise/village wise (in DWG), or in village wise shp file need to be georeferenced. Please clarify</p> <p>The QC (checking of duplicate/blank/wrong entry of khasra number along with topological error etc.) also need to be done for digital data provided by dept. Please clarify</p> <p>The updation process of map sheets in terms of khasra divided before the geo reference or after the geo reference?</p> <p>The updation will be done on screen with the help of patwaris or any hard copy prints need to be provided for updation and then incorporation all transition in digital data. Please clarify.</p> <p>What about the missing map sheets in case of village is not completed. Is the scanning &</p>	<ul style="list-style-type: none"> The 1980s vector map is at a 1:2000 scale. The department will provide sheet-wise data in .shp/.dwg formats, subject to availability. <p>Deliverables:</p> <ul style="list-style-type: none"> Geo-referenced cadastral maps at village/block level (vector) matched with high-resolution satellite images. Geo-referenced cadastral maps (vector) as block- and district-level mosaics. Seamless geo-referenced cadastral maps (vector) at the village level, maintaining mouza boundaries with adjacent villages. <p>Data Verification & Updation:</p> <ul style="list-style-type: none"> Collected vector data must undergo topological correction, including plot number positioning and identification of duplicate plots. A scanned image of the 1980s maps will be provided as a reference. The updation process is mentioned in detailed in Section 6.5.9 of the RFP

			digitization also need to be done of any cadastral map?	<p>(Parcel Boundary Updation, Plot Numbering, and RoR Data Attachment).</p> <ul style="list-style-type: none"> Field verification with local survey officers, patwaris, or stakeholders may require as part of the scope of work along with the departmental officials. The final deliverables are also outlined in Section 6.5.9. <p>Input Collection Responsibility:</p> <ul style="list-style-type: none"> The agency must verify all input data provided by the department. If any missing data is identified, the necessary scope for completing the missing data will be decided at that time.
7	6.5.9.1 Updation & Digitization Process from Satellite Imageries Pg. no.41 & 42	Identification of Plots for Updation:	Is the updation process need to be done on the behalf of satellite image only or the details of new plots will be provided by concerned revenue officials.	The updation process is mentioned in detailed in Section 6.5.9 of the RFP (Parcel Boundary Updation, Plot Numbering, and RoR Data Attachment).
8	6.5.9.1 Updation & Digitization Process from Satellite Imageries Pg. no.41 & 42	Digitization of New Plots:	Is the digitization process need to be done on the behalf of satellite image only or the details of new plots will be provided by concerned revenue officials.	If any new plot is identified, it must be created and assigned a new plot number/bata number after discussion with the department officials
9	6.5.9.1 Updation & Digitization Process from Satellite Imageries Pg. no.41 & 42		Is the fresh raster map scanning & digitization also required?	The scope of work is mentioned in the RFP. Kindly refer to the Deliverables section for detailed requirements
10	6.5.10 Final Documentation and Printing: Pg. no. 43	<ul style="list-style-type: none"> Check Print Preparation: Final Print: 	<p>The check prints for all the map sheets provided please confirm.</p> <p>The final prints for</p>	Yes Minimum 90 GSM

			<p>all the map sheets provided please confirm.</p> <p>Please share the print media paper i.e. GSM thickness/polyester matt film thickness or any other.</p>	
11	6.5.10.1.2 Scope of the Work: The scope covers the following key areas. Pg. no. 44	The vendor will perform high-precision surveys of each parcel boundary using DGPS and ETS equipment, capturing all boundary points and other significant features.	The DGPS & ETS survey need to do for every single parcel of entire scope of area/village.	The Quantity is mentioned in the BOQ for every line item.
12	6.5.10.1.3 Survey Process Pg. no. 45	Grounds Survey Methods to be adopted	What will be the observation time of every point in filed in survey activity. How many points need to be taken for geo referencing of image?	# The observation time is mentioned in "section 6.5.5 Ground Control Point (GCP) Collection Using DGPS: kindly check. # The Quantity is mentioned in the BOQ for every line item.
13	6.5.11 Development of the WebGIS Portal & Dashboard: Pg.no. 51	Develop a GIS-based land management portal to manage land records and integrate the updated maps and RoR data.	Is there any already developed management system application with the department which need to be upgrade or bidder need to develop new land management application. Is it web based or else?	A Web based GIS portal to be developed to manage land records and integrate the updated maps and RoR data.
14	General		The entire work will be allocated to a single bidder, or it will be distributed all empanelled bidders.	As per the RFP clause
15	General		What will be the budget estimate for these activities as the already prepared digital data also need to be checked the quality & further use. So, considering this the scope of work is broad.	The scope of the work is mentioned in the RFP and all the scope & deliverables are mentioned. Agency needs to put their effort to estimate the cost considering all the factors and accuracy level & considering the huge field work with the coordination with the stakeholders as well as with the owner and provide a final output which is acceptable to the department as well as to the citizen. Department will not compromise the quality & accuracy of the

				assignment.
16	General		Please confirm any system and software also need to be purchase and delivered to authority for the practice session by attendee.	The scope of work is mentioned in the RFP. Kindly adhere to the scope of the work.
17	General		We may execute the entire project work from our head office in Delhi NCR. Please advise.	This is mentioned in the RFP "section 6.5.12.2 Responsibilities of Vendor": The Vendor should have a Local Support Office at Sikkim. If the vendor, at the time of bidding, does not have a local support office at Sikkim then he should submit an undertaking on his letterhead regarding establishment of same within one month of issuance of work order (if awarded the contract)
18	General		If the work executes on site in that case if the office space and other basic infrastructure like chair, table electricity will be provided by dept.?	Kindly check the Section 6.5.12.1 Responsibilities of Authority. Department may provide space during the requirements analysis, input collection, department review, & other work related to the project where department involvement is required.
19	General		Is the local existence or office establishment will be required?	This is mentioned in the RFP "section 6.5.12.2 Responsibilities of Vendor": The Vendor should have a Local Support Office at Sikkim. If the vendor, at the time of bidding, does not have a local support office at Sikkim then he should submit an undertaking on his letterhead regarding establishment of same within one month of issuance of work order (if awarded the contract)
20	Page No. 24 of 69; 4 CRITERIA FOR EVALUATION; 4.1 Eligibility Criteria	The Company/ firm/ partnership must have IT Company having experience in the related services of Survey & GIS Mapping as mentioned in the bid document	We request the department to kindly amend the criteria as mentioned below: The Company/	RFP Condition Prevails

		<p>for at least last 5 years. The Bidder(s) eligible for participating in the bidding Process should be an Indian Company; And should be a business entity incorporated in India under the Companies Act, 1956/2013, or the Bidders Act, 1956, or Partnership Act 1932 or registered under LLP Act 2008 or equivalent Indian Law(s)</p>	<p>firm/ partnership having experience in the related services of Survey & GIS Mapping as mentioned in the bid document for at least last 5 years. The Bidder(s) eligible for participating in the bidding Process should be an Indian Company; And should be a business entity incorporated in India under the Companies Act, 1956/2013, or the Bidders Act, 1956, or Partnership Act 1932 or registered under LLP Act 2008 or equivalent Indian Law(s)</p>	
21	<p>Page No. 23 of 69; 4 CRITERIA FOR EVALUATION; 4.1 Eligibility Criteria</p>	<p>The Bidder must have experience of works (including completed/ongoing) of at least one (1) similar nature* valuing 3 Crore starting from January 2016 to Last Month before the tender published date from any Govt. or PSU department. *Definition of Similar Work: “GIS Mapping & Development of WebGIS Portal for Land Management in India”. Or “GIS based Field survey & GIS Mapping work / Digitization & Geo-referencing work through DGPS Survey in India”</p>	<p>We request to the authority to kindly amend the criteria as mentioned below: The Bidder must have experience of works (including completed/ongoing) of at least one (1) similar nature* valuing 3 Crore starting from January 2016 to Last Month before the tender published date from any Govt. or PSU department. *Definition of Similar Work: “Aerial Mapping, Digitization & Geo-referencing & Development of Web dashboard in India for any central Govt.,</p>	<p>Check Corrigendum</p>

			State Govt. or PSU”	
22	Page No. 23 of 69; 4 CRITERIA FOR EVALUATION; 4.1 Eligibility Criteria	The bidder shall possess the following certifications: ISO 9001:2015 (Quality Management System)	We request the authority to kindly remove the criteria.	RFP Condition Prevails
23	Page No. 24 of 69; 4 CRITERIA FOR EVALUATION; 4.1 Eligibility Criteria	Joint Venture / Consortium Joint Venture / Consortium not allowed. Bidder should provide a self-declaration certificate of sole bidder	We request the amendment of the criteria mentioned to allow for participation as a Joint Venture/Consortium Partner. We believe this change will foster better competitive bidding and enhance the overall quality of submissions.	As per the tender conditions, Consortiums and Joint Ventures (JVs) are not allowed. Bidders must participate as a single entity meeting the eligibility criteria specified in the RFP
24	Page No. 26 of 69; 4 CRITERIA FOR EVALUATION; 4.2 Technical Evaluation Criteria (QCBS)	2. Work Experience in similar nature of work with work order value: The Bidder must have experience of works (including completed/ongoing) of at least one (1) similar nature valuing 3 Crore starting from January 2016 to Last month before the tender published date from any Govt. or PSU department. *Definition of Similar Work: “GIS Mapping & Development of WebGIS Portal for Land Management in India”. Or “GIS based Field survey & GIS Mapping work / Digitization & Geo-referencing work through DGPS Survey in India” = 1 Projects = 5 Marks = 2 Projects = 7 Marks > 2 Projects = 10 Marks For work experience, Bidders are required to submit a Work Experience Certificate along with any work order, issued by the employer against the experience of similar work* containing all the information sought. The executed value of the work should be matched as per the criteria.	*Definition of Similar Work: “Aerial Mapping, Digitization & Geo-referencing & Development of Web dashboard in India for any central Govt., State Govt. or PSU”	Check Corrigendum

25	Page No. 27 of 69; 4 CRITERIA FOR EVALUATION; 4.2 Technical Evaluation Criteria (QCBS)	<p>6. Work Experience in GIS Mapping & WebGIS Portal for Land Management System for any Government / PSU organization in India with Work Order Value GIS Mapping & WebGIS Portal for Land Management for any Government / PSU organization in India with minimum Value of each project 1 Cr</p> <p>1 Project = 5 Marks 2 Projects = 10 Marks</p>	<p>We request to the authority to kindly amend the criteria as mentioned below:</p> <p>6. Work Experience in GIS Mapping & WebGIS Portal for Land Record/ Mining/ Hilly Reason/ Forest Area for any Government / PSU organization in India with Work Order Value GIS Mapping & WebGIS Portal for Land Record/ Mining/ Hilly Reasons Forest Area for any Government / PSU organization in India with minimum Value of each project 1 Cr</p> <p>1 Project = 5 Marks 2 Projects = 10 Marks</p>	RFP Condition Prevails
26	Page No. 27 of 69; 4 CRITERIA FOR EVALUATION; 4.2 Technical Evaluation Criteria (QCBS)	<p>7. GIS- Manpower The bidders should have at least 10 GIS Professionals & 50 Field Surveyors who can work on both DGPS and ETS >= 10 GIS Professional & 50 Field Surveyors = 2.5 Marks = 20 GIS Professional & 100 Field Surveyors = 5 Marks</p> <p>HR Declaration for employee count. Qualification & Experience: GIS Professional: MSc/PG Diploma in RS & GIS/ Geology/ Geography/ Geoinformatics with minimum 5+ Years of experience Field Surveyor: Diploma/any Graduate/ITI or equivalent with proficiency in handling DGPS/ETS with minimum 1+</p>	<p>We request to the authority to kindly amend the criteria as mentioned below:</p> <p>7. GIS- Manpower The bidders should 50 Field Surveyors who can work on both DGPS and ETS >= 5 GIS Professional & 25 Field Surveyors = 2.5 Marks =10 GIS Professional & 50 Field Surveyors = 5 Marks</p>	RFP Condition Prevails

		Years of Experience		
27	Page No. 27 of 69; 4 CRITERIA FOR EVALUATION; 4.2 Technical Evaluation Criteria (QCBS)	ISACA/SEI CMMI level 3 or above = 10 Marks Screenshot with Appraisal ID for CMMI Appraisal Result from CMMI Portal (https://cmmiinstitute.com/pars)	We request to the authority to kindly remove the criteria.	RFP Condition Prevails
28	Pg – 34, Clause 6 - Terms of Reference for the Bidder	General	<p>We request to the consideration of amending the current satellite technology being used in project to Aerial Lidar technology. Based on recent evaluations and the specific needs of this project, we believe that the implementation of Aerial Lidar will yield more accurate, higher- resolution data compared to satellite technology.</p> <p>We are confident that utilizing this technology will contribute to more successful outcomes and optimize the effectiveness.</p> <p>We kindly request that you review this suggestion.</p>	As per the internal discussion and project requirement, Satellite Imagery is the preferred choice as per the internal discussion of the department.

29	Pg - 63 Clause - Financial Bid Format	General	We request you to kindly consider the requested technology i.e., Aerial Lidar and amend the financial format for further processing	As per the internal discussion and project requirement, Satellite Imagery is the preferred choice as per the internal discussion of the department.
30	4 CRITERIA FOR EVALUATION Page no-25	EMD & Tender Cost/MSME Exemption Certificate. EMD & Tender Cost Challan / MSME Exemption Certificate with Udyam Registration Certificate Details.	We request to clarify as the MSME means the Medium, Small & Micro enterprise are included for the exemption?	Only Micro & Small enterprises are included for exemption in Tender cost & EMD.
31	4.2 Technical Evaluation Criteria (QCBS) Page no-27	4. Work Experience in Land Records: Similar Digitization work/Georeferencing work/ Survey & Mapping/GIS Mapping/Georeferencing/ Resurvey work in State or District Land Record / Land Revenue Department in India / District Administration Land Acquisition section (only Govt. Work Orders) 1 Projects = 5 Marks 2 Projects = 10 Marks	We request you to include "Similar Digitization work/Georeferencing work/ Survey & Mapping/GIS Mapping/Georeferencing/ Resurvey work in State or District Land Record / Land Revenue Department in India / District Administration Land Acquisition section (Govt. Work Orders/Private	RFP Condition Prevails

			organization where end client is Govt. Org/PSUs).	
32	4.2 Technical Evaluation Criteria (QCBS) Page no-27	5. Work Experience in Sikkim The bidder may have experience at least one project of cadastral mapping in Sikkim. 1 Project = 5 Marks	We request you to modify the clause as "The bidder may have experience at least one project of cadastral mapping in Sikkim/NE States/India. 1 Project = 5 Marks	RFP Condition Prevails
33	4.2 Technical Evaluation Criteria (QCBS) Page no-27	Work Experience in GIS Mapping & Web-GIS Portal for Land Management System for any Government / PSU organization in India with Work Order Value. GIS Mapping & Web-GIS Portal for Land Management for any Government / PSU organization in India with minimum Value of each project 1 Cr 1 Projects = 5 Marks 2 Projects = 10 Marks	We request you to modify the clause as "GIS Mapping & Web-GIS Portal for Land Management for any Government / PSU organization/ Private Organization where the end client is Govt. Organization in India with minimum Value of each project 50 Lakhs. 1 Projects = 5 Marks 2 Projects = 10 Marks	RFP Condition Prevails
34	1 SCHEDULE OF EVENTS Page no-5	Last date & time for submission of bids by 15.02.2025, 12:00 noon	We request you to extend the last date of submission by atleast 15 days from the date of prebid response.	Check Corrigendum
35	2.2 Bid Related Meetings Page no-7	Bidders must submit their queries in writing before the pre-bid meeting date through email in format of excel or word with their intention to participate in the pre- bid meeting as well as in the bid. The online meeting link is to be shared to the interested bidder before the pre bid meeting date.	We request you to please share the prebid meeting link so that we can raise the queries accordingly.	Already Shared
36	Page 7, 2.2 Bid Related Meetings	The online meeting link is to be shared to the interested bidder before the pre bid meeting date.	Please share the online link to attend the pre-bid meeting scheduled on Saturday 08/02/2025 at 3:30 pm.	Already Shared

37	Page 24, SN 6, 4.1 Eligibility Criteria	Work Order alone with Completion / ongoing certificate to be submitted.	Please consider- 'Work Order alone with Completion / ongoing certificate/ <u>Go-live/UAT</u> ' to be submitted.	The bidder must have the experience at least five projects for GIS based Field survey & GIS Mapping work /Cadastral Mapping / Digitization & Georeferencing work of similar nature in any State/Central Government Departments/ Organizations. We are asking only mapping project, Go-Live/UAT is not related to the survey and mapping project. It is related to software development. RFP Condition Prevails
38	Page 24, SN 6, 4.1 Eligibility Criteria	The bidder must have the experience at least five projects for GIS based Field survey & GIS Mapping work /Cadastral Mapping / Digitization & Georeferencing work of similar nature in any State/Central Government Departments/ Organizations starting from January 2016 to Last Month before the tender published date with a minimum value of 30L of each project. The bidder must submit its experience and past performance details.	Please consider - The bidder must have the experience at least five projects for GIS based Field survey & GIS Mapping work /Cadastral Mapping / Digitization & Georeferencing work of similar nature in any State/Central Government Departments/ Organizations/PSU/ ULBs starting from January 2016 to Last Month before the tender published date with a minimum value of 30L of each project. The bidder must submit its experience and past performance details.	We will consider only State/Central Government Departments/ Govt/ Organizations. PSU/ULBs is falls under Govt.
39	Page 26 & 27, SN 3 & 4, 4.2 Technical Evaluation Criteria (QCBS)	For work experience, Bidders are required to submit a Work Experience Certificate along with any work order, issued by the employer against the experience of similar work* containing all the information sought. The executed value of the work should be matched as per the criteria.	Please condier - For work experience, Bidders are required to submit a Work Experience Certificate/WIP/Go-live/UAT along with any work order, issued by the employer against the experience of similar work* containing all the	The bidder must have the experience at least five projects for GIS based Field survey & GIS Mapping work /Cadastral Mapping / Digitization & Georeferencing work of similar nature in any State/Central Government Departments/ Organizations. We are

			information sought. The executed value of the work should be matched as per the criteria.	asking only mapping project, Go-Live/UAT is not related to the survey and mapping project. It is related to software development. RFP Condition Prevails
40	Page 27, SN 5 & 4, 4.2 Technical Evaluation Criteria (QCBS)	The bidder may have experience at least one project of cadastral mapping in Sikkim. 1 Project = 5 Marks	Please consider- The bidder may have experience at least one project of cadastral/GIS mapping in Sikkim/Himalayan Hilly area. 1 Project = 5 Marks	RFP Condition Prevails
41	Page 5, SN (g), 1 SCHEDULE OF EVENTS	Last date & time for submission of bids 15.02.2025, 12:00 noon	A minimum of 15 days should be provided for bid submission from the date the bid queries are clarified. Please take this into account to ensure that bidders can submit cost-effective proposals.	Check corrigendum
42	Page 51	6.5.11 Development of the WebGIS Portal & Dashboard	1) On what technology the WebGIS platform is to be developed - ESRI or open source? 2) What data model should be used. We request you to share the tentative schema table for better understanding.	Bidder may propose any technology for WebGIS Application as per the scope of the work. Data model will be defined during requirement gathering phase. As of now any data related to land revenue like RoR & ownership information needs to be there.
43	Page 51	6.5.11.3 Host the WebGIS Portal at SDC (State Data Centre), Gangtok.	We request you to provide the existing infra/system details where the application needs to be hosted.	We will share the details to the successful bidder. However, Bidder should provide minimum technical specification for the same.
44	Page 51	6.5.11.3 Provide annual maintenance and support services for the WebGIS Portal for 1 year	What needs to be included in annual maintenance and support? Could you please clarify.	Hosting Support – Ensure smooth operation at SDC, Gangtok. Online Maintenance – Provide remote support for bug fixes, updates, and troubleshooting. Onsite Support (If Required) – Onsite maintenance can be provided on a case-to-case basis. Security Updates – Apply

				patches if any and ensure data protection. Data Management – Update GIS layers and maintain accuracy. Software Updates – Implement minor improvements if any
45	Page 51	6.5.11.2 Data Management: Facilitate the attachment of RoR data and management of land records within the system.	How is the RoR data stored? If there is any existing system, could you please share the details of the system and the data structure.	The data is available in physical/manual records, or in excel format. Digitization will be carried out as part of the project. The department will provide the necessary RoR data in available formats during the project. The data structure will be defined as per project requirements during implementation.
46	Page 51	6.5.11.2 User Management: Implement role-based access control for departmental users.	1. How many internal users will use the application?	50+ Users
47			2. Will the application made available publicly?	Will be decided at the time of requirement gathering
48	Page 51	6.5.11.3 System Maintenance & Hosting	Please provide the Bill of quantities for the Hardware infrastructure for the overall system.	Hosting to be provided by the department.
49	Page 41	6.5.7 & 6.5.8- Geo-Referencing of 1950s Scanned Maps Geo-Referencing/Spatial Adjustment of 1980s Vector Revenue Sheets & Seamless Mosaicking	Will all these revenue maps be provided by the client, or is it the bidder's responsibility to collect them? Please clarify	Bidder needs to collect the maps from the department itself
50	Page 42	6.5.9 Parcel Boundary Updation, Plot Numbering, and RoR Data Attachment	Will the existing data be provided in GIS format (Vector) or JPG format? Could you clarify the role of the client and bidder in guiding other state nodal agencies and Panchayati Raj, for integrating their legacy data/records into the base vector data? Additionally, how will this integrated data be linked with the base data created in this project?	Department will provide 1950's raster maps & 1980's Vector map. Updation to be done based on 1980's vector map as per the scope of the work by " Updation & Digitization Process from Satellite Imageries" & "Enhancement to the data by Ground survey using ETS and DGPS" by resurvey. No legacy data integration is required. Kindly go through the scope of the work. Only RoR data to be attached.

51	Page 43	6.5.9.1 Validate that the updated digitized plots align with actual field measurements and ownership boundaries	In what format will ownership data be provided to the bidder?	The data is available in physical/manual records, or in excel format. Digitization will be carried out as part of the project. The department will provide the necessary RoR data in available formats during the project. The data structure will be defined as per project requirements during implementation.
52	Page 38	6.5.5 Control Point Datum	1) Please confirm if the bidder has to locate SOI MSL near the survey area or the department will provide reference MSL point 7 its data.	Department will provide some primary reference point as mentioned in the RFP.
53	Page 38	6.5.5 GCP Quality Assurance	1) Please mention GCP accuracy required.	It is mentioned in the RFP. "The Land Revenue Department will verify the collected DGPS control Points through independent sample ground survey of individual control points. The sample size of the ground verification will be determined by the Land Revenue Department, however for all the sample surveys the accuracy standards mentioned above should be 100% maintained, failing which the control point will be rejected by the Land Revenue Department and any delay in the deliverable will be the responsibility of the Vendor and Penalty may be imposed as defined in this RFP for the delay in the deliverable."
54	Page 40	6.5.7 Geo-Referencing of 1950s Scanned Maps	1) This part looks difficult as cadastral maps are old and due to much development it is quite difficult to find a common place on ground and cadastral map. 2) Any specific reason for this RFP condition.	# We acknowledge the challenges in geo-referencing old cadastral maps due to urbanization and landscape changes. However, the process will involve historical map analysis, field verification, and ground control point (GCP) collection to ensure the best possible accuracy. # The requirement is

				included in the RFP to ensure that historical land records are accurately geo-referenced for integration with the modern land management system, aiding in dispute resolution, land ownership validation, and long-term planning.
55	Page 40	6.5.7 Geo-Referencing of 1950s Scanned Maps	1) Please confirm method of quality check. Onsite or Offsite.	The quality check for geo-referencing will be conducted using a hybrid approach: <ul style="list-style-type: none"> • Onsite QC – Field verification will be performed where necessary, using Ground Control Points (GCPs) and local landmarks to validate accuracy. • Offsite QC – Desktop verification using GIS tools, overlay analysis with existing satellite imagery, and accuracy assessment through residual error checks.
56	Page 40	6.5.7 Geo-Referencing of 1950s Scanned Maps	1) Responsibility of map collection : Will it be of bidder or client. In which format will we receive the cadastral maps (hard copy or soft copy)?	Department will provide scan map sheet.
57	Page 41	6.5.7 Geo-Referencing of 1950s Scanned Maps	1) Input data for plot numbers will be provided by whom.	It will be there in the cadastral map itself.
58	Page 42	6.5.9 Parcel Boundary Updation, Plot Numbering, and RoR Data Attachment	1) Kindly specify the % of ground verification. 2) Will there be client available onsite during verification. 3) What support will be provided to validate digitized boundaries on field.	1. The extent of ground verification will be decided based on project requirements and data accuracy needs. However, a sample-based verification approach will be adopted, focusing on disputed areas, changes in land use, and mismatches between existing records and field conditions. 2. Yes, the department or designated representatives will be available to facilitate

				<p>field verification, provide local support, and assist in resolving any discrepancies.</p> <p>3. The department will provide:</p> <ul style="list-style-type: none"> • Access to field staff/local officials for boundary identification. • Existing land records and survey maps for cross-verification. • Necessary permissions to access government-owned land and records for validation. • Guidance on disputed areas and historical land data where available.
59	Page 42	6.5.9 Parcel Boundary Updation, Plot Numbering, and RoR Data Attachment	1) Ownership details will be provided by whom.	Department will provide that.
60	Page 43	6.5.10.1 Enhancement to the data by Ground survey using ETS and DGPS	<p>1) DGPS is recommended for faster results. ETS can be done in locations with no GPS.</p> <p>2) Format of obtaining acknowledgement. Any sort of document etc.</p>	<p>1. Both DGPS & ETS to be used as per the scope of the work of the RFP.</p> <p>2. Will be provided to the successful bidder</p>
61	Page 44	6.5.10.1 Enhancement to the data by Ground survey using ETS and DGPS	1) Kindly specify the type of features to be captured.	The ground survey will focus solely on capturing parcel boundaries with high accuracy using ETS and DGPS for cadastral mapping resurvey
62	Page 44	6.5.10.1 Enhancement to the data by Ground survey using ETS and DGPS	1) Kindly specify the intervals of changes.	<p>The intervals of changes will be determined based on field conditions and the extent of modifications in parcel boundaries. The survey will focus on identifying and updating significant deviations from existing records, such as:</p> <ul style="list-style-type: none"> • New parcel divisions or mergers • Encroachments or boundary shifts • Discrepancies

				<p>between mapped and actual boundaries</p> <p>The exact methodology for detecting changes will be finalized in consultation with the department during project execution.</p>
63	Page 44	6.5.10.1 Enhancement to the data by Ground survey using ETS and DGPS	1) Kindly specify the accuracy levels.	The accuracy levels for the ground survey using ETS and DGPS will be based on DILRMP Resurvey Guidelines, ensuring precision in cadastral mapping.
64	Page 44	6.5.10.1.2 Scope of the Work: The scope covers the following key areas: Boundary Survey	1) Kindly specify the purpose of this activity as satellite imagery would capture boundaries and features.	The boundary survey using ETS and DGPS is required to achieve higher positional accuracy than satellite imagery.
65	Page 44	6.5.10.1.2 Scope of the Work: The scope covers the following key areas: Boundary Survey	1) Kindly specify the purpose of this activity as satellite imagery would capture boundaries and features.	Repeat Question, already answered.
66	Page 44	6.5.10.1.2 Scope of the Work: The scope covers the following key areas: Boundary Survey	1) Kindly specify the purpose of this activity as satellite imagery would capture boundaries and features.	Repeat Question, already answered.
67	Page 44	6.5.10.1.2 Scope of the Work: The scope covers the following key areas: Boundary Survey	1) Kindly provide complete list of attributes to be captured. 2) Also, do we need to prepare the basemap as it is not mentioned in the deliverables? Please clarify	1. Will be provided at the time of project execution 2. No base map preparation is not in the scope
68	Page 44	6.5.10.1.2 Scope of the Work: The scope covers the following key areas: Boundary Survey	1) Kindly reconsider accuracy requirement as the AOI will include hilly regions too.	The accuracy requirements will be aligned with DILRMP resurvey guidelines, but considering the presence of hilly terrain, the accuracy levels may be adjusted based on field feasibility. Accuracy requirements will be optimized based on terrain constraints and will be finalized in consultation with the department during execution.

69	Page 45	6.5.10.1.3 Survey Process : Pre-Survey Preparation	We are assuming that this will be managed at client end. Please confirm?	Department will do the necessary work. Agency needs to assist in scheduling of the survey plan.
70	Page 46	6.5.10.1.3 Survey Process : Pre-Survey Preparation	We are assuming that this will be managed at client end. Please confirm?	Department will do the necessary work. Agency needs to assist in scheduling of the survey plan.
71	Page 47	6.5.10.1.3 Survey Process : Pre-Survey Preparation	We are assuming that during this activity a government officials from client end will be present. This will be a requirement to ensure the initiation of the activity. Please confirm?	Department will do the necessary work. Agency needs to assist in scheduling of the survey plan.
72	Page 48	6.5.10.1.3 Survey Process : Pre-Survey Preparation	We are assuming that during this activity a government officials from client end will be present during acknowledgment. Please confirm?	Department will do the necessary work. Agency needs to assist in scheduling of the survey plan.
73	Page 50	6.5.10.1.4 Resource requirement for ground survey and promulgation	1) Will the field survey be bidder's responsibility? 2) Will the client be responsible for promulgation?	The is mentioned in the RFP. 6.5.10.1.4 Resource requirement for ground survey and promulgation
74	Pg.19 & 3.4 Intellectual Property, NDA & Subcontracting	The selected bidder must sign a Non- Disclosure Agreement (NDA) with the Authority for maintaining the confidentiality of the data shared by the Authority including the scanned & digitized cadastral maps and the GCPs.	We understand that the cadastral maps will be provided by the Department. Kindly clarify the number of sheets of cadastral maps for 1950s and 1980s.	Department will provide 1950's raster maps & 1980's Vector map. Actual number of sheets will be provided during project execution.
75	Pg.38 & 6.5.4 Purchase of Latest 30 cm Ortho-photo HRSI Data	Procurement: Purchase high-resolution latest satellite imagery (30 cm) for the entire project area	Kindly clarify the year of satellite data frequency for procurement and whether to procure fresh or archived data	The preference is to procure the latest available satellite imagery. If fresh imagery is required, it will be specified by the department. Otherwise, archived imagery may be considered if it meets project accuracy and recency requirements. It should not be more than one year from the current date & should be 0% cloud cover
76			Kindly clarify whether Stereo or Mono satellite data is required	Ortho Photo Mono image is required

77	General query		Kindly confirm, whether an alternate technology i.e., Aerial survey instead of satellite data, can be proposed from the bidder side which could be a better option for execution in terms of quality or accuracy.	As per the internal discussion and project requirement Satellite Imagery is the preferred choice as per the internal discussion of the department.
78	Pg.27 & 4.2 Technical Evaluation Criteria (QCBS)	The bidders should have at least 10 GIS Professionals & 50 Field Surveyors who can work on both DGPS and ETS >= 10 GIS Professional & 50 Field Surveyors = 2.5 Marks >= 20 GIS Professional & 100 Field Surveyors = 5 Marks	Considering the AOI i.e. 250 sq.km and the given scope of work, the manpower requirement listed is very high, hence we suggest to kindly amend the clause as below, The bidders should have at least 10 GIS Professionals & 50 Field Surveyors who can work on both DGPS and ETS >= 10 GIS Professional & 15 Field Surveyors = 2.5 Marks >= 20 GIS Professional & 30 Field Surveyors = 5 Marks	RFP Condition Prevails
79	General query		In the context of submitting a complete and competitive bid, we request you to kindly extend the submission date by at least 1 week i.e., 22nd February 2025.	Check Corrigendum
80	1 SCHEDULE OF EVENTS (Page No. 5)	Earnest Money Deposit (EMD) Refundable Rs. 20,00,000/- in the form of a Demand Draft / Bank Guarantee	The bid validity period is 180 days; however, as per RBI regulations, a Demand Draft is valid for only 90 days. If a bidder submits a Demand Draft as Earnest Money and the selection process takes longer than 90 days, will this cause	To ensure compliance with the bid validity period (180 days) and avoid issues with the expiration of a Demand Draft (valid for 90 days as per RBI regulations), bidders are advised to submit a Bank Guarantee (BG) as per the prescribed format, with: <ul style="list-style-type: none"> • Validity of 180 days, and • An additional claim

			any issues? Please clarify.	period of 1 month beyond the bid validity.
81	2.1 Bid Submission Process (Page No. 7)	1 Soft copy CD or DVD	Kindly provide an option for Pen Drive as well, as it offers less prone to physical damage compared to a CD or DVD.	The request has been accepted. Bidders may submit the soft copy in a Pen Drive as an alternative to CD/DVD for bid submission.
82	6.5 Key Tasks (Page No. 34)	Ground Control Points (GCPs): The department will provide access to 250 existing GCPs	Are all GCPs existing and properly demarcated at the physical location?	The 250 GCPs provided by the department are existing, but their physical condition and demarcation may vary. Bidders are advised to verify the availability, visibility, and usability of these GCPs during the survey. In case any GCPs are missing, the department will provide necessary guidance and support.
83	6.5.5 Ground Control Point (GCP) Collection Using DGPS (Page No. 38)	Identify the DGPS Survey Location	Any specific rules for GCP identify Location. Like 1 GCP for every 1 Sq.km grid, Identify Government office etc.	The identification of DGPS Ground Control Points (GCPs) will follow standard best geospatial practices and department guidelines. The general rules for GCP placement may include: <ul style="list-style-type: none"> • 1 GCP per 1 sq. km grid (may vary based on requirements). • Prefer government buildings or permanent structures for stability. • Ensure open sky visibility to avoid signal blockage. • Place at different elevations in hilly areas for accuracy. • Choose secure and accessible locations to prevent tampering.
84	New Map Layout & Bata Numbering (Page No. 42)	Assign new bata (plot) numbers to updated plots for easy identification and land management.	For the new plot, is the number provided by the client, or should we assign the numbering?	The assignment of new Bata (plot) numbers will be done as per department guidelines. If the department provides the numbering system, it will be followed. Otherwise, the numbering will be assigned based on a logical

				sequence and validated in consultation with the department.
85	RoR Data Attachment (Page No. 42)	Ensure that RoR data is linked to the correct plots in the GIS system.	How to identify RoR data for new plot	<p>The RoR data for new plots will be identified using the following approach:</p> <ol style="list-style-type: none"> 1. Reference to Parent Plot – If a plot is newly created through subdivision, its RoR details will be derived from the parent plot. 2. Verification with Revenue Records – Cross-check with existing land records, mutation registers, and cadastral maps. 3. Field Survey Validation – Ground verification with landowners and local revenue officials to confirm ownership. 4. Departmental Inputs – The department may provide updated RoR entries if available for newly formed plots.
86	Third-Party Validation (Page No. 49)	Submit data to the department or designated third-party auditors for review and validation	Kindly provide a detailed explanation of this point.	<p>The third party for validation will be either:</p> <ul style="list-style-type: none"> • Local Amin in Sikkim – Responsible for on-ground verification of land records and parcel boundaries. • A Technical Committee Formed by the Department – Comprising experts who will review and validate the GIS and survey data.
87	7.5 ANNEXURE -V (Page No. 59)	Team Composition, Task Assignments and Summary of CV	Apart from ANNEXURE-V, we assume no additional CVs are required. As per Technical Evaluation Criteria (Point No.	Yes, the HR Declaration mentioning the employee count and qualifications is sufficient as per the Technical Evaluation Criteria (Point No. 7). Apart from ANNEXURE-V, no

			7), an HR Declaration for employee count and qualifications is sufficient. In survey projects, the Project Manager and core team remain constant, while survey personnel may increase as needed. Please confirm.	additional CVs are required. For survey projects, it is understood that: <ul style="list-style-type: none"> • The Project Manager and core team remain constant throughout the project. • The number of survey personnel may be increased as required based on fieldwork demands.
88	Page 5 Schedule of Events	Last date & time for submission of bids 15.02.2025, 12:00 noon	The Pre-bid meeting is scheduled for 08.02.2025, and as the documents need to be delivered by hand in Gangtok, it will take at least 2 days, as most major courier services do not deliver to this Pincode, and others may take at least 3/4 working days. Additionally, the technical requirements of this tender are complex, which will require extra time to evaluate and prepare a proper commercial bid. In light of these circumstances, we kindly request an <u>extension of the bid submission</u> deadline by at least two weeks.	Pls check corrigendum
89	Page 24 4.1 Eligibility Criteria	The bidder must have the experience at least five projects for GIS based Field survey & GIS Mapping work / Cadastral Mapping / Digitization & Georeferencing work of similar nature in any State / Central Government Departments / Organizations starting from January 2016 to Last Month before the tender published date with a minimum value of 30L of each project. The bidder must submit its experience and past	We would like to request please modify this with: The bidder must have the experience at least <u>Three projects</u> for GIS based Field survey & GIS Mapping work / Cadastral Mapping / Digitization & Georeferencing work of similar	Check Corrigendum

		performance details.	nature in any State / Central Government Departments / Organizations starting from January 2016 to Last Month before the tender published date with a minimum value of 30L of each project. The bidder must submit its experience and past performance details.	
90	Page 24 4.1 Eligibility Criteria	The Bidder must have experience of works (including completed / ongoing) of at least one (1) similar nature* valuing 3 Crore starting from January 2016 to Last Month before the tender published date from any Govt. or PSU department. *Definition of Similar Work: "GIS Mapping & Development of WebGIS Portal for Land Management in India". Or "GIS based Field survey & GIS Mapping work / Digitization & Geo-referencing work through DGPS Survey in India"	We would like to request please modify this with: "The Bidder must have experience of works (including completed / ongoing) of at least one (1) similar nature* valuing <u>2 Crore</u> starting from January 2016 to Last Month before the tender published date from any Govt. or PSU department."	Check Corrigendum
91	Page 25 Eligibility Criteria	EMD & Tender Cost/MSME Exemption Certificate	We assume that both Tender Cost and Earnest Money are exempt for MSME organizations. Please confirm.	Your assumption is correct. Supporting document needs to be submitted as specified in the RFP. Only Micro & Small enterprises are included for exemption in Tender cost & EMD. As per the Public Procurement Policy for MSEs Order, 2012, only Micro & Small Enterprises are exempt from tender Cost and EMD.
92	Page 26 4.2 Technical Evaluation Criteria (QCBS)	The Bidder must have experience of works (including completed / ongoing) of at least one (1) similar nature valuing 3 Crore starting from January 2016 to Last month before the tender published date from any Govt. or PSU department. *Definition of Similar Work: "GIS Mapping & Development of WebGIS Portal for Land Management in India".	We would like to request please modify this with: The Bidder must have experience of works (including completed/ongoing) of at least one (1) similar nature valuing <u>2 Crore</u> starting from January 2016 to Last month before	Check Corrigendum

		<p>Or “GIS based Field survey & GIS Mapping work / Digitization & Geo-referencing work through DGPS Survey in India”</p> <p>1 Projects = 5 Marks 2 Projects = 7 Marks > 2 Projects = 10 Marks</p>	<p>the tender published date from any Govt. or PSU department.</p> <p><u>1 Projects = 5 Marks</u> <u>2 Projects = 10 Marks</u></p>	
93	<p>Page 26 4.2 Technical Evaluation Criteria (QCBS)</p>	<p>The bidder must have the experience more than five projects for GIS based Field survey & GIS Mapping work /Cadastral Mapping / Digitization & Georeferencing work of similar nature in any State/Central Government Departments/ Organizations starting from January 2016 to Last month before the tender published date with a minimum value of 30L of each project. The bidder must submit its experience and past performance details (Only Govt. Work Orders)</p> <p>> 5 Projects to 10 Projects = 2.5 Marks > 10 Projects = 5 Marks</p>	<p>We would like to request please modify this with:</p> <p>The bidder must have the experience more than three projects for GIS based Field survey & GIS Mapping work /Cadastral Mapping / Digitization & Georeferencing work of similar nature in any State/Central Government Departments/ Organizations starting from January 2016 to Last month before the tender published date with a minimum value of 30L of each project. The bidder must submit its experience and past performance details (Only Govt. Work Orders)</p> <p><u>3 Projects Projects = 2.5 Marks</u> <u>> 3 Projects = 5 Marks</u></p>	Check Corrigendum
94	<p>Page-28 Technical Evaluation Criteria</p>	<p>Technical Proposal & Presentation</p>	<p>We kindly request the option for an online presentation. The technical presentation requires the participation of 5-6 technical experts, and organizing their travel for a physical presentation would be challenging, as it</p>	<p>Yes, the technical presentation can be conducted online. The date of the presentation will be provided after the evaluation of the primary eligibility criteria, and only the qualified bidders' will be invited to present.</p>

			would take 2 days for them to travel from different parts of India. Given these logistics, we would appreciate your consideration in allowing the <u>presentation to be conducted online.</u>	
95	Page-59 ANNEXURE -V	7.5 ANNEXURE -V - Team Composition, Task Assignments and Summary of CV	Based on our previous experience with similar projects, it is not feasible for bidders to submit the entire proposed team during the bidding phase. We understand that the department may request details of the Project Manager, Assistant Project Manager, and Senior GIS Experts. Additionally, we assume that <u>no CVs are required during the tender phase</u> , apart from those details mentioned in this annexure. Please confirm.	Yes, the HR Declaration mentioning the employee count and qualifications is sufficient as per the Technical Evaluation Criteria (Point No. 7). Apart from ANNEXURE-V, no additional CVs are required. For survey projects, it is understood that: <ul style="list-style-type: none"> • The Project Manager and core team remain constant throughout the project. • The number of survey personnel may be increased as required based on fieldwork demands.
96	Page -5 (SCHEDULE OF EVENTS)	Last date & time for submission of bids 15.02.2025, 12:00 noon	We would like to request an extension of the bid submission deadline due to the following constraints: The Pre-bid meeting is scheduled for 08.02.2025, and we anticipate that the department may take at least 2-3 days to respond to the clarifications. There is no courier service that provides fast delivery to Gangtok from our head office at Nagpur, and it will take approximately 4-5 days to dispatch the documents.	Pls check corrigendum

			<p>Given the submission deadline of 15.02.2025 at 12:00 PM, we must ensure delivery at least one day in advance, as this is a physical bid.</p> <p>Moreover, preparing a Bank Guarantee (Earnest Money) will require at least three working days.</p> <p>Due to the complexity of the requirements, additional time is needed to prepare a comprehensive technical document.</p> <p>Considering these challenges, we kindly request an extension of at least two weeks for the bid submission deadline. This will ensure all bidders have sufficient time to submit a well-prepared and complete proposal.</p>	
97	Page -6 (CHEDULE OF EVENTS)	Performance Security Deposit, 5% Pro rata basis	We would like to request to modify this with "3% Pro rata basis" for better financial outlay of the project.	RFP Condition Prevails
98	Page-7 (2.1 Bid Submission Process)	1 Soft copy CD or DVD	Based on our previous challenges encountered during a tender submission, we kindly request the department to consider allowing USB Pen Drives as an alternative for the 'Technical Offer,' in addition to CDs or DVDs, as CDs / DVDs are prone to damage easily.	The request has been accepted. Bidders may submit the soft copy in a Pen Drive as an alternative to CD/DVD for bid submission
99	Page-10 (2.16 Signing of Contract)	The successful Bidder shall furnish the Performance Guarantee and execute the Agreement with the Authority	We assume this is a typographical error, as Section 2.16 states 21 days,	Yes, this is a typographical error. The correct duration is 21 days, as mentioned in

		within 21 days from issue of Lol.	while Section 2.20 mentions 15 days. Kindly confirm our understanding as "21 days".	Section 2.16.
100	Page-11 (2.20 Performance Security Deposit)	Successful Bidder will have to furnish a Performance Security Deposit in the form of Bank Guarantee of 5% value of the order/contract within 15 days of issuance of Work Order / Letter of Intent (LOI).		Yes, this is a typographical error. The correct duration is 21 days, as mentioned in Section 2.16.
101	Page-25 (Eligibility Criteria)	EMD & Tender Cost/MSME Exemption Certificate	As per this clause, MSME organizations are exempt from submitting the EMD and Tender Cost. Could you please clarify whether this benefit applies only to Micro & Small Enterprises (MSEs) or if Medium Enterprises are also eligible for exemption?	Only Micro & Small enterprises are included for exemption in Tender cost & EMD. As per the Public Procurement Policy for MSEs Order, 2012, only Micro & Small Enterprises are exempt from Tender Cost and EMD.
102	Page-27 (Technical Evaluation Criteria)	The bidders should have at least 10 GIS Professionals & 50 Field Surveyors who can work on both DGPS and ETS "HR Declaration for employee count. Qualification & Experience"	We assume that bidders are required to submit only the HR Declaration under this clause. Please confirm.	Yes, the HR Declaration mentioning the employee count and qualifications is sufficient as per the Technical Evaluation Criteria (Point No. 7). Apart from ANNEXURE-V, no additional CVs are required. For survey projects, it is understood that: <ul style="list-style-type: none"> • The Project Manager and core team remain constant throughout the project. • The number of survey personnel may be increased as required based on fieldwork demands.
103	Page-28 (Technical Evaluation Criteria)	Technical Proposal & Presentation	What is the segregation of marks between the Technical Proposal and Presentation? Additionally, we would like to request a provision for conducting the presentation through online	# There is no separate mark segregation between the Technical Proposal and the Technical Presentation. The Technical Proposal is required for a detailed understanding of the work plan, methodology, and approach, while the Technical Presentation will primarily be used to

			mode.	<p>elaborate on the proposal, experience showcase, demonstration and include a question & answer session for further clarification.</p> <p>All required details to be furnished are mentioned in the RFP document.</p> <p># Yes, the technical presentation can be conducted online. The date of the presentation will be provided after the evaluation of the primary eligibility criteria, and only the qualified bidders' will be invited to present.</p>
104	Page-30 (CHECK LIST OF DOCUMENTS)	Annual Average Turnover: Extracted / Certified balance sheet and P&L Statement certified by the Statutory	Could you please clarify whether bidders need to submit only the extracted portion of the balance sheet where the Profit & Loss statement is mentioned, or the entire balance sheet? Please confirm.	Bidders must submit the CA-certified balance sheet, including the Profit & Loss statement and all relevant details related to turnover for the specified financial years. The financial details should be mentioned, as per the requirements stated in the RFP document. An entire financial statement may not be required but the above details as per the RFP should be there.
105	Page-38 (Purchase of Latest 30 cm Ortho-photo HRSI Data)	Purchase of Latest 30 cm Ortho-photo HRSI Data: Purchase high-resolution latest satellite imagery (30 cm) for the entire project area.	The project timeline is 12 months, and since the department requires "latest satellite imagery," its procurement may take additional time. We kindly request that the time required for purchasing the imagery be deducted from the overall project timeline.	The 12-month project timeline includes all activities, including satellite imagery procurement. However, considering the time required for acquiring the latest satellite imagery, the department will review the request and may consider adjusting the timeline accordingly during the execution stage.
106	Page-44 (5. Training and Capacity Building)	Training and Capacity Building	Can you please specify the number of locations and its mandays where the successful bidder needs to conduct training sessions	<p>Training to be conducted at head office level at central location.</p> <p>The timeline may decide at the time of project execution and availability of the officials/users. Not more than 10-15 days session to be conducted.</p>

				# Conduct training sessions for department officials on survey processes and data usage in GIS platforms. % Provide documentation and hands-on training on data handling, interpretation, and integration into land records.
107	Page-51 (6.5.3 Scope of Work Process Flow Diagram)	6.5.11 Development of the WebGIS Portal & Dashboard: The platform should be accessible to users with role-based access controls.	<p>Could you please provide an approximate estimate of the number of users for this application?</p> <p>Is any VAPT testing required before hosting this application at the State Data Centre?</p>	<p>50+ users</p> <p>Yes, VAPT / Security audit to be conducted from CERTIN vendor before the hosting/Go live in SDC/Department provided server.</p>
108	Page-59 (ANNEXURE -V)	7.5 ANNEXURE -V - Team Composition, Task Assignments and Summary of CV	<p>For this section, we suggest that only the Project Manager and 5 GIS professionals (core team) be considered mandatory as it would suffice the purpose. This project primarily involves survey and resurvey tasks, and providing a full list of over 100 professionals at this stage is difficult. Based on our experience, the survey professionals are mainly localised and arranged based on the project and geographical area, and due to the vast volume of work and tight timelines, local surveyors will also be required in addition to the core team.</p> <p>Additionally, we request clarification on whether bidders need to submit detailed CVs of all</p>	<p>The requirement of 100 employees refers to the total workforce on the bidder's payroll to demonstrate the agency's capability. However, for project execution, local surveyors can be appointed as needed based on the geographical area and workload.</p> <p>The HR Declaration mentioning the employee count and qualifications is sufficient as per the Technical Evaluation Criteria (Point No. 7). Apart from ANNEXURE-V, no additional CVs are required.</p> <p>For survey projects, it is understood that:</p> <ul style="list-style-type: none"> • The Project Manager and core team remain constant throughout the project. • The number of survey personnel may be increased as required based on fieldwork demands.

			experts. If so, we kindly request that this requirement be limited to the Project Manager's CV only.	
109	Page-62 & 63	7.7.1 Commercial Bid covering letter	We assume that the "7.7.1 Commercial Bid covering letter" will be submitted along with the "7.7.2 Financial Bid Format" in the Financial Bid section only. Please confirm.	Yes, the assumption is correct
		7.7.2 Financial Bid Format		
110	Page-66 ANNEXURE- X	7.10 ANNEXURE- X - Power of Attorney	As it is mentioned "On a Stamp Paper of appropriate value," we assume that a Rs. 100/- Stamp Paper will be sufficient for this annexure. Please confirm.	Yes, a Rs. 100/- Stamp Paper will be sufficient for this annexure.
111	3 SPECIAL TERMS AND CONDITIONS Page 19	3.3 Consortium <ul style="list-style-type: none"> Consortium/Joint ventures is not allowed. 	<p>This project comprises of 3 important components Le-</p> <ol style="list-style-type: none"> 1) GIS and Image Processing platform and development scope 2) DGPS Survey 3) Map creation ie. Service components <p>This 3 components are diverse in nature. A Single bidder can not have all this 3 components in its company Profile as a whole</p> <p>So, we may request to allow maximum 2 or 3 vendor as consortium partner with Platform as OEM vendor, who can take the responsibility for development scope on GIS and Image processing platform to fulfil the application scope Le</p>	<p>As per the tender conditions, Consortiums and Joint Ventures (JVs) are not allowed. Bidders must participate as a single entity meeting the eligibility criteria specified in the RFP</p> <p>The project does not require an image processing platform but rather a Web GIS application for viewing maps and data, without any high-end processing requirements. The software development scope is not very complex & GIS Mapping & DGPS Survey are similar in nature.</p>

			LPM generation, Web application, Objection raising and its Redressals system, Integration with existing application etc.	
112	6.5 Key Tasks 6.5.1 Input Requirements: Page No-34	Scanned Cadastral Maps: Scanned maps from the 1950s (non-georeferenced) and vector-based maps from the 1980s.	As we understand that vector-based maps will be provided by the department from the 1980s. We assume the 1980s vector based maps are the georeferenced cadastral maps of all villages with detail spatial & attribute information It also includes the other base map layers like road, river, Drainage layers, Administrative boundaries, village boundaries, taluk, District etc. Please confirmed our	Department will provide 1950's raster maps & 1980's Vector map. No "not geo-referenced". No, layers under cadastral maps are there.
113	6.5 Key Tasks 6.5.1 Input Requirements: Page No-34	Record of Rights (RoR) Data: Land ownership records and boundaries in their current format.	We assume, department have final spatial data of land parcel with RoR data including ownerships records as attribute information of each land parcel of land	Yes
114	6.5 Key Tasks 6.5.2 Area of Interest: Page No-34	The area of interest would under 49 blocks for Pakyong District in the first phase.	We assume that all the administrative boundaries will be provided by the department as per the AOI Please confirm	Yes
115	Page No23 Clause 4.1 Eligibility Criteria (Sr 4)	The bidder must have a minimum average turnover of Rs. 10 (Ten Cr Only) in last three financial years (2021-22, 2022-23, 2023-2024)	Exemption as per GOI guidelines for MSME/SME (Udhyam or equivalent certificate)	Only Micro & Small enterprises are included for exemption in Tender cost & EMD. No exemption for turnover Bidders must submit the CA-certified balance sheet, including the Profit & Loss

				statement and all relevant details related to turnover for the specified financial years. The financial details should be mentioned, as per the requirements stated in the RFP document. An entire financial statement may not be required but the above details as per the RFP should be there.
116	Page No. 27 Clause 4.2 Eligibility Criteria (Sr no. 2)	The Bidder must have experience of works (including completed/ongoing) of at least one (1) similar nature valuing 3 Crore starting from January 2016 to Last month before the tender published date from any Govt. or PSU department.	Whether project experience from listed Public Sector Undertakings (PSUs), including banks, will be considered for eligibility marking.	Check Corrigendum No, Bank orders will not be accepted
117	Generic		We at Genesys suggest that if the procurement of very high resolution satellite dataset is directly done by the SIKKIM GEO-TECH SOCIETY, Department of Land Revenue & Disaster Management, Government of Sikkim DIRECTLY from the OEM or their authorised resellers and be provided to the successful bidder. This will bring more uniformity of the services pricing of the bidders and Sikkim geotechnical society can negotiate well with both the OEM of these datasets thereby providing cloud free good quality satellite datasets. This is just our suggestion based on good practices adopted in Govt projects.	Thanks for the valuable suggestion. However, due to time constraints and the complexity of handling multiple agencies and the tendering process, it is not feasible for the department to procure the satellite imagery separately. As per the RFP, the successful bidder will be responsible for procurement of the image specified to ensure timely execution of the project.

118	4.2 Technical Evaluation Criteria (QCBS) 1. Turnover	The bidder must have a minimum average turnover of Rs. 10 (Ten Cr Only) in last three financial years (2021-22, 2022-23, 2023-2024) > 10 Crore to <=20 Crore = 5 Marks > 20 Crore to <= 25 Crore = 7 Marks > 25 Crore = 10 Marks	We estimate that value of project is around 2.5 Crores only, and considering this we request to revise the criteria as below The bidder must have a minimum average turnover of Rs. 10 (Ten Cr Only) in last three financial years (2021-22, 2022-23, 2023-2024) > 5 Crore to <=8 Crore = 5 Marks > 8 Crore to <= 10 Crore = 7 Marks > 10 Crore = 10 Marks	RFP Condition Prevails. Bidders are advised to carefully review the entire scope of work for a better estimation of project requirements and financial eligibility. The turnover criteria have been set to ensure that bidders have the necessary financial capacity and experience to successfully complete the project.
119	Work Experience in Sikkim	The bidder may have experience at least one project of cadastral mapping in Sikkim.1 Project = 5 Marks	We request to remove this criterion to allow more bidders to qualify technical evaluation criteria	RFP Condition Prevails.
120	Work Experience in Land Records	Similar Digitization work/Georeferencing work/ Survey & Mapping/GIS Mapping/Georeferencing/Resurvey work in State or District Land Record / Land Revenue Department in India / District Administration Land Acquisition section (only Govt. Work Orders) 1 Projects = 5 Marks 2 Projects = 10 Marks	We request you to allow Property survey projects for Municipal Corporations/ ULBs as similar projects	RFP Condition Prevails.
121	Page 39, 6.5.6 Geo-Referencing of Satellite Images: Geo-Referencing Process:	Geo-Referencing of Satellite Images: Geo-Referencing Process: o Georeferencing of ortho-rectified images with the DGPS points, and edge matching with the ortho-rectified pan-sharp images from multiple scenes. o Generate seam line/cutline for mosaicking of both the portion of the multiple scenes o Edit the seam lines to make sure the seam line does not cross/cut important features. o Select the seam line along the natural boundary (such as rivers, streams, roads etc.). o Properly edge matching colour balancing and mosaicking of all datasets to prepare a base	The mentioned functionalities and processes can be readily and best achieved through a COTS Image Processing software with better accuracy and in lesser time, which makes it more convenient for the department. But in BOQ, there is no mention of desktop license software. Hexagon manufactured ERDAS IMAGINE and its add ons can achieve these functionalities	There is no requirement for any COST or desktop product. These are the services to be executed by the successful bidder

		map.	seamlessly. We would request you to consider CoTS software to meet these requirements and introduce line items for CoTS Image Processing Desktop software in the BOQ.	
122	Page 40, 6.5.8 Geo-Referencing/Spatial Adjustment of 1980s Vector Revenue Sheets & Seamless Mosaicking:	6.5.8 Geo-Referencing/Spatial Adjustment of 1980s Vector Revenue Sheets & Seamless Mosaicking: Geo-Referencing/Spatial Adjustment	The mentioned functionalities and processes can be readily and best achieved through a COTS GIS software with better accuracy and in lesser time, which makes it more convenient for the department. But in BOQ, there is no mention of desktop license software. Hexagon manufactured Geomedia software and its add ons can achieve these functionalities seamlessly. We would request you to consider CoTS software to meet these requirements and introduce line items for CoTS GIS Desktop software in the BOQ.	There is no requirement for any COST or desktop product. These are the services to be executed by the successful bidder
123	Page 41, 6.5.9 Parcel Boundary Updation, Plot Numbering, and RoR Data Attachment:	6.5.9 Parcel Boundary Updation, Plot Numbering, and RoR Data Attachment: 6.5.9.1 Updation & Digitization Process from Satellite Imageries	The mentioned functionalities and processes can be readily and best achieved through a COTS GIS software with better accuracy and in lesser time, which makes it more convenient for the department. But in BOQ, there is no mention of desktop license software. Hexagon manufactured Geomedia software and its add ons can achieve these functionalities seamlessly. We	There is no requirement for any COST or desktop product. These are the services to be executed by the successful bidder

			would request you to consider CoTS software to meet these requirements and introduce line items for CoTS GIS Desktop software in the BOQ.	
124	Page 51, 6.5.11 Development of the WebGIS Portal & Dashboard:	6.5.11 Development of the WebGIS Portal & Dashboard: 6.5.11.2 Basic Functionalities: Data Management: Facilitate the attachment of RoR data and management of land records within the system.	It seems that RoR data attachment is envisaged within the WebGIS Portal. But attaching the RoR is a data intensive work and needs lot of core GIS tools to complete the process. Thus we suggest this process to be envisaged in desktop GIS platform and once the RoR is attached, the updated parcels can be published in WebGIS, viewed and queried. We would request you to consider CoTS software to meet these requirements and introduce line items for CoTS GIS Desktop software in the BOQ.	There is no requirement for any COST or desktop product. These are the services to be executed by the successful bidder
125	Page 51, 6.5.11 Development of the WebGIS Portal & Dashboard:	6.5.11 Development of the WebGIS Portal & Dashboard: 6.5.11.2 Basic Functionalities: Data Management: Facilitate the attachment of RoR data and management of land records within the system.	Please provide further clarity on the dashboards and their expected use cases. We suggest that there be configurable no code dashboard and analytical GIS softwares are available in the market, such as Hexagon's M.App. Enterprise, where no development effort is required in terms of configuring the dashboards. The department may consider one such CoTS GIS Server software in the RFP.	Bidder may propose any technology for WebGIS Application as per the scope of the work.

126	Page 63, 7.7.2 Financial Bid Format	7. Development of Web GIS Portal and Dashboard - One Server Licence	Request you to provide suitable and industry standard specifications for perpetual CoTS Enterprise GIS Server License. Hexagon manufactures globally renowned Enterprise GIS platforms such as Erdas Apollo, Geomedia Webmap Professional and M. App. Ennterprise. If specifications for GIS Server is not mentioned in the RFP, SIs may propose open source solutions which may affect the overall outcome of the project.	Bidder may propose any technology for WebGIS Application as per the scope of the work.
127	1 SCHEDULE OF EVENTS, Page no. 5	h) Cost of tender document Non- Refundable Rs. 50,000 (Fifty thousand only) in the form of Bank Demand Draft from a Nationalized Bank or Scheduled Bank registered with Reserve Bank of India (RBI) in favour of "Programme Director, DILRMP", payable at Gangtok. The Bid Document Fee is non-refundable.	The tender fee quoted in the document as Rs. 50,000 is much more than what is usually asked by Govt departments. To make it affordable and reasonable, for all interested bidder , We request you to consider a tender Fee of Rs. 5000 (Five Thousand Only).	As per RFP
128	1 SCHEDULE OF EVENTS, Page no. 6	i) Earnest Money Deposit (EMD)- Refundable Rs. 20,00,000/- (Rupees Twenty Lakh only) in the form of a Demand Draft/ Bank Guarantee from a Nationalized Bank or Scheduled Bank registered with RBI in favour of "Programme Director, DILRMP" and payable at Gangtok.	To ease the process of EMD formalization, request you to also allow RTGS/NEFT. Also kindly share the bank details	DD or BG to be submitted as per RFP
129	2 INSTRUCTION / GUIDELINES FOR SUBMISSION OF BIDS, Page no. 9	2.10 Bid Submission Bidders are required to be submitted physically at the office of DILRMP, E-GOV & GIS cell, Land Revenue & Disaster Management Dept, Government of Sikkim, SITCO	For the submission of hard copy to the given address, we request you to allow atleast 3 additional working days after online bid submision.	Kindly check corrigendum

		building, Deorali, Gangtok, Sikkim-737102 before the stipulated date and time.	Biidder can provide courier receipt verifying that the document been dispatched within the permitted bid submission timelines. Please Consider.	
130	2 INSTRUCTION / GUIDELINES FOR SUBMISSION OF BIDS, Page no.7	ENVELOPE-II: Technical Bid Technical offer (Hardcopy =1 original + 1 copy) +(1 Soft copy CD or DVD) + EMD + RFP fee of Rs.50,000 (if not already deposited) should be put in single sealed envelope clearly marked "Selection of Firm for Establishment of Ground Control Points, Geo-Referencing, Digitization & Updation of Cadastral Maps from Satellite Imagery & Resurvey by DGPS/ETS & Development of WebGIS & Dashboard" along-with Reference Number, Due Date and with the wordings "DO NOT OPEN BEFORE DUE DATE".		
131	2 INSTRUCTION / GUIDELINES FOR SUBMISSION OF BIDS, Page no.7	ENVELOPE-III: Commercial Bid The cover containing financial offer should be put in single sealed envelope clearly marked "COMMERCIAL BID for Selection of Firm for Establishment of Ground Control Points, Geo-Referencing, Digitization & Updation of Cadastral Maps from Satellite Imagery & Resurvey by DGPS/ETS & Development of WebGIS & Dashboard" along-with Reference Number, Due Date and with the wordings "DO NOT OPEN BEFORE DUE DATE"	We understand that, this is typo error as we are not required to submit hard copy of the commercial bid. Submission of BOQ as per "Financial Bid format (Annexure – VII)" is to be done online only. Please confirm.	All hardcopy submission. No online submission is permitted.
132	4 CRITERIA FOR EVALUATION, Page no.26	Work Experience in similar nature of work with work order value The Bidder must have experience of works (including completed/ongoing) of at least one (1) similar nature valuing 3 Crore starting from January 2016 to Last month before the tender published date from any Govt. or PSU department. *Definition of Similar Work: "GIS Mapping & Development of WebGIS Portal for Land Management in India". Or	Pls consider: Work Experience in similar nature of work with work order value The Bidder must have experience of works (including completed/ongoing) of at least one (1) similar nature valuing 3 Crore starting from January 2010 to Last month before the tender published date from any Govt.	Check Corrigendum

		<p>“GIS based Field survey & GIS Mapping work / Digitization & Geo-referencing work through DGPS Survey in India”</p> <p>= 1 Projects = 5 Marks = 2 Projects = 7 Marks > 2 Projects = 10 Marks</p>	<p>or PSU department.</p> <p>*Definition of Similar Work: “GIS Mapping & Development of WebGIS Portal for Land Management in India”. Or “GIS based Field survey & GIS Mapping work / Digitization & Geo-referencing work through DGPS Survey in India”</p> <p>= 1 Projects = 5 Marks = 2 Projects = 7 Marks > 2 Projects = 10 Marks</p>	
133	4 CRITERIA FOR EVALUATION, Page no.27	<p>5 Work Experience in Sikkim The bidder may have experience at least one project of cadastral mapping in Sikkim. 1 Project = 5 Marks</p>	<p>We understand that work experience in similar geographic area will have added advantage for any selected bidder, therefore, request you to consider having house hold survey / gis mapping/ cadastral mapping experience in hilly terrain. Kindly consider.</p>	RFP condition prevails
134	4 CRITERIA FOR EVALUATION, Page no.27	<p>8. Quality Certification CMMI from CMMI Institute /ISACA ISACA/SEI CMMI level 3 or above = 10 Marks</p>	<p>Since this a turnkey project seeking continuous quality approach we request you to consider other ISO certifications as well. Request to change this clause to : ISO 9001:2013 and above - 4 marks ISO 27001:2013 and above - 3 marks CMMi Level3 or above - 3 marks</p>	RFP condition prevails
135	6.5.5 Ground Control Point (GCP) Collection Using DGPS, Page no. 38	<p>DGPS Survey: o Perform a dual-frequency DGPS survey for GCP collection with 2-hour observation o GCP's shall be established</p>	<p>Please confirm how many primary, secondary and tertiary points need to be collected?</p>	Kindly check the quantity in financial bid format

		based on triangle offset base		
136	6.5.8 Geo-Referencing/Spatial Adjustment of 1980s Vector Revenue Sheets & Seamless Mosaicking:, page no. 40	Geo-Referencing/Spatial Adjustment:	Please confirm whether rubber sheeting in spatial adjustment is allowed or not?	Mosaicking is required as per the scope of the work.
137	1 SCHEDULE OF EVENTS, Page no. 5	f) Last date for submission of written queries for clarifications on bid document : 08.02.2025 g) Last date & time for submission of bids 15.02.2025, 12:00 noon	Taking into account the work required to prepare this bid, we request you to kindly give us at least 10 working days following receipt of the pre-bid clarification to submit a plausible techno-commercial offer.	Kindly check corrigendum
138	Page No.: 6, Schedule of Events	Last date & time for submission of bids 15.02.2025, 12:00 noon	We request to provide 2 weeks' time to submit the bid after the publication of pre bid response, since the bid submission mode is physical (Offline) only.	Please check corrigendum
139	Page No.: 19, 3.3 Consortium	Consortium / Joint ventures is not allowed.	In view of the vast and diversified nature of work like field survey, GIS mapping and software development work with stipulated time limits, Joint Ventures / Consortiums can be an added advantage to executing the work efficiently. Hence request you to allow Joint ventures / consortiums for the same and consider the joint credential for evaluation of techno commercial bid.	As per the tender conditions, Consortiums and Joint Ventures (JVs) are not allowed. Bidders must participate as a single entity meeting the eligibility criteria specified in the RFP

140	Page No.: 26 & 4.2 Technical Evaluation Criteria (QCBS)	<p><u>Work Experience in Sikkim</u> The bidder may have experience at least one project of cadastral mapping in Sikkim. 1 Project = 5 Marks</p>	Considering DILRMP (central funded Program) for experience comes to participate with vast work experience in PAN India covering plain to hilly region with different sensors supposed to be considered with limitation to area-based experience. Please confirm!	RFP condition prevails
141	Page No.: 26 & 4.2 Technical Evaluation Criteria (QCBS)	<p>GIS Mapping & WebGIS Portal for Land Management for any Government / PSU organization in India with minimum Value of each project 1 Cr. 1 Project = 5 Marks 2 Projects = 10 Marks</p>	<p>We request to change the clause as:</p> <p>GIS Mapping & WebGIS Portal for Land / Asset Management for any Government / PSU organization in India with minimum Value of each project 1 Cr. 1 Project = 5 Marks 2 Projects = 10 Marks</p>	RFP condition prevails
142	Page No.; 63, 7.7.2 Financial Bid Format	Development of WebGIS Portal & Dashboard - One Server Licence	<p>As mentioned in the RFP, the bidder is required to provide one license for GIS Server software for Web GIS development. However, this can also be achieved using an Open-Source GIS Server application, which eliminates the need for a license. This approach is cost-effective and therefore, I kindly request you to allow the use of an Open-Source GIS Server platform for Web GIS development to promote fair participation.</p>	Bidder may propose any technology for WebGIS Application as per the scope of the work.



Sd/-
(Sonam Lhendup Kaleon)
Programme Director
DILRMP, E-GOV&GIS Cell
Land Revenue & Disaster management Department
Government of Sikkim