

PRE-BID MEETING FOR THE PROCUREMENT OF NON- CONSULTING SERVICES FOR DIGITALIZATION OF LAND RECORDS MAINTAINED BY NON-BOR AUTHORITIES (PK-BOR PUNJAB-323296-NC-RFB) PMU-BOR

Above noted meeting was arranged as per following details/schedule:

Meeting Date: July 06, 2023 (Thursday)

Timings: 11:00 AM – 12:00 PM.

Venue: Committee Room, PMU-PULSE

Internal Participants of the meeting (PMU- PULSE):

- i. Mr. Faiz Ul Hassan (Project Coordinator-PIU) (Chair).
- ii. Muhammad Afzaal Amin Rana, Procurement Specialist (PIU-PLRA), (Member).
- iii. Mr. Nasir Ashraf, GIS Specialist (PMU-PULSE), (Member).
- iv. Mr. Rana Sohail Aslam, GIS Specialist (PIU-PULSE), (Member).
- v. Mr. Farhan Yousaf, ICT Specialist (PMU-PULSE) (Co-opted Member).
- vi. Mr. Rizwan Khalid, Procurement Specialist (PMU-PULSE), (Secretary).

External participants of Meeting (Representatives of firms)

- i. Mr. Ejaz Zafar, Country Manager, M/S Archive Services Pvt Ltd.
- ii. Mr. Irfan Shami, Project Manager, M/S NCBMS pvt ltd.
- iii. Mr. Sheikh Majid Sarwar, Representative M/S Gate One Pvt Ltd.
- iv. Mr. Ahsan Mehmood, Assistant Manager, M/S Systems Limited.
- v. Mr. Ras Masood (BD), M/S AOS Limited.
- vi. Ms. Asma, M/S M& K Communications (joined online through Zoom)

The Chair welcome all the participants and asked the external participants / firm's representatives to submit their queries regarding above noted RFB; The Firms submitted their queries through mail and in person as under: -

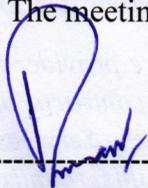
Sr. No.	Queries of participants	Response
1	Please mention type of the document i.e files/bound registers / Loose pages, also please share sample complete set of documents to be digitized.	Please refer to page 115, Clause 2 Data Entry, Sub clause 2.1.1
2	Do we need to scan Mussavee's of all mauza's under PHATA?	No.
3	How old is the physical data which need to be digitize? What is the Quality and legibility of writing on registered deed especially in case of old record – is it handwritten or typed?	Physical Data can be older than 1947. The quality of record and legibility of record may not be very good. It can be hand written / typed or both.

4	Can we work in multiple shifts (two - three) at PHATA Society Office. Project time duration is very short so required 24/7 working. Will PMU provide access to record room on 24/7 basis?	Record shall be available for 24/7 working at PHATA Society Office.
5	Data Entry/Scanning Operators- Do we need to submit CV(s) of Data Entry/Scanning Operators required or list of required number of resources along with credentials are enough?	Please refer to Section III, Page No. 38, sub paragraph (e) and Page No. 39, Key Personnel Table, A List of all required resources along with CV,s of all key Personnels must be attached with the proposal except CV,s of Scanning Operators and Data Entry Operators.
6	What are the expected page sizes to be digitized per case / file – maximum and minimum?	Normally, Page size is A4/ Legal / Letter Size.
7	at page 71 of the document there are 17 sub-region of Punjab where estimated volume of pages against each work item is mentioned. Please clarify that how many sites/Locations are total available in these 17 regions where we need to perform scanning activity?	Almost all the Data will be available at listed offices at Page 71.
8	As per table "Data Entry Fields to be Filled". Owner's entries need to be filled, We are assuming all owners/allotees/ Witnesses entries/fields will be countable and billable. Please clarify B. under work completion milestone, it is mentioned that data entry deliverable is depended on 100% milestone of RHZ owners' entry and mutation whereas, right under this table a separate table is provided with heading of " Data Entry Fields to be Filled ". Please clarify which type of entries have to be perform under this project. RHZ Owners with Mutations or Owner/Allottee / Allotment Files or both type of entries are part of this project.	Refer to Page 72, The bidder is required to quote the price per page scanning, price per entry, the total cost in the price schedule provided in Section IV of the bidding document. There will be no RHZ in the non BOR entities so they are maintaining the data in files.
9	What is the estimated volume for Data Entry process as data entry volume is not mentioned in RFP document? Is this based on number of owners/mutations or allotment files?	Tentative Number of files details are attached.
10	What is the basic unit of data Entry? Fields or Owners or Mutations or Allotment File?	For Scanning, unit is Page. For Data Entry, basic unit is field / attribute of the files to be entered in the software application to be provided by the borrower.
11	As per Appendix A " project plans include complete digitization of both the urban and rural land records, along with the cadastral maps". And under Qualification Eligibility documentation proof is requiried for experience in "Digitalization of parcel maps ". Whereas, in project Milestone Work Completion Table nothing is mentioned for the deliverable of	Please refer to the Section III eligibility & Qualification Criteria. It is clarified that scope of cadastral mapping is not part of this project. However, the service provider must meet the eligibility requirements regarding documentary verifiable experience in digitization of parcel maps and land records.

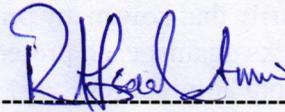
	cadastral maps. Please clarify that cadastral/ Parcel mapping also part of this project or not?	
12	As per Appendix A scanning of the record will proceed at PHTA society offices, please clarify that Data Entry would also take place in PHATA society office or vender has permission to commence data Entry to their own premises at one data entry site.	Please refer to Page 115, Clause 2 sub clause 2.1.3 details are mentioned. Service provider needs to carried out the data entry at their own site.
13	We are assuming that bidders need to quote per field rate in Price Activity Schedule. Please clarify	Bidder needs to quote rate per page for Scanning, and per field / attribute for data entry.
14	Key Personnel: There are approx. 130 positions are provided on page # 39 to 40 of RFP who will be deployed after award of project to the successful Consultants. The Consultants understanding is to provide a number of key personnel's only along with the required marks against each position who shall be evaluated.	Reference to Page 72, Personnel shall be evaluated as part of Qualification requirements (Section III) Key Personnels details are clearly mentioned on Page No 39 & 40.
15	Experience: Page # 40 of RFP, there is no marking system for evaluation of experience is provided. Kindly clarify that how many projects are required and marks against each project has to be provided to avoid ambiguities.	Please refer to Page 39 Qualification of Award, <i>"(b) experience as service provider in the provision of at least two service contracts of a nature and complexity equivalent to the Services over the last 5 years (to comply with this requirement, Services contracts cited should be at least 70 percent complete)"</i> And further stated in the page 40, Qualification Requirements table under the heading of Experience. The minimum stated requirement shall be evaluated on pass / fail basis.
16	Lots: It is mentioned in RFP on page # 44 under [(f) Bid Price] that consultants insert total price for option-1 in case of one LOT or Option-2 in case of multiple LOTS. Kindly clarify that RFP consists how many LOTS and which areas are under each LOT so that consultants provide Bid Price for one or multiple LOTS accordingly.	It is clarified that this RFB does not contain multiple Lots. The bidder is required to choose the option-1 mentioned at Letter of Bid sub para (f) Bid Price.
17	Financing Agreement Amount: The Amount as mentioned in RFP on page # 29 of Bidding Data. Is this amount \$150 million allocated for this consultancy only or other projects are in pipeline under this budget? Kindly clarify.	ITB 2.1 is very clear that this amount \$150 is total cost allocated to whole PULSE project
18	kindly share the amount of bid to be purchased and also the mod of payment (cheque or cash)	Please refer to IFB Published in newspapers.

19	Requirement of GST registration applied on all partners in consortium or only on the lead partner.	Please refer to the section III, page 37, Eligibility Requirements, paragraph (i) <i>“The eligible and qualified bidder shall be registered under the laws of the country”</i> & Evaluation and Qualification Criteria Page-39, 2.1 (f) <i>“Each JV member must fulfill the minimum eligibility requirements as above mentioned from S. No. i to iii”</i>
20	150 million required value of services during any year (Last five years) applied to single partner or on consortium. If on consortium than what would be criteria for each partner.	Please refer to the section III, page 37, Eligibility Requirements, paragraph (ii) <i>Shall be financially sustainable with minimum annual volume of Services of PKR 150 million in any of the last five years (Documentary verifiable evidence must be attached)</i> and; Evaluation and Qualification Criteria Page-39, paragraph 2.1 (f) <i>“Each JV member must fulfill the minimum eligibility requirements as above mentioned from S. No. i to iii”</i> .
21	Returning bid security protocols both for successful and non-successful bidders	Please Refer to Section -1 Instructions To bidders Clause 20.5 & 20.6.

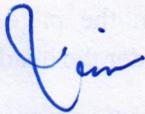
There shall be no change in bid submission Date and no addendum to the bidding documents shall be issued. The meeting ended with a mutual vote of thanks.



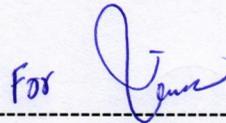
Mr. Rizwan Khalid
Procurement Specialist, PMU-BOR



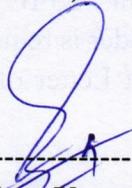
Muhammad Afzaal Amin Rana
Procurement Specialist, PIU-PLRA



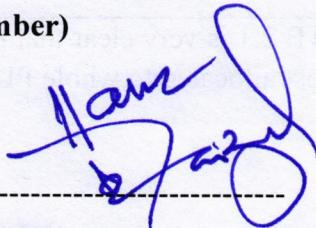
Mr. Nasir Ashraf
GIS Specialist, PMU-BOR



Mr. Rana Sohail Aslam
GIS Specialist PIU-PLRA
Co-opted Member



Mr. Farhan Yousaf
ICT Specialist PMU-BOR
(Co-opted Member)



Mr. Faiz Ul Hassan,
Project Coordinator-PIU
Chair, PMU-BOR Procurement Committee

*Procurement of Digitalization of land records
maintained by non-BoR Authorities*

(PK-BOR PUNJAB-323296-NC-RFB)

S.NO.	PHATA	Plots / Files
01	Sub-Region Bahawalpur	10,362
02	Sub-Region Rahimyar Khan	6,072
03	Sub-Region Rawalpindi	11,237
04	Sub-Region Jhelum	2,422
05	Sub-Region Multan	17,464
06	Sub-Region DG Khan	3,509
07	Sub-Region Sahiwal	7,168
08	Sub-Region Sargodha	9,921
09	Sub-Region Jhang	10,277
10	Sub-Region Faisalabad	21,781
11	Sub-Region Lahore	9,267
12	Sub-Region Sheikupura	5,086
13	Sub-Region Gujranwala	11,061
14	Sub-Region Okara	3,954
15	Sub-Region Bhakkar	4,061
16	Sub-Region Layyah	4,107
17	Sub-Region Khushab	10,469

