

**Corrigendum/Responses -I to RFP
(Tender No. BIMCGL/RFP/IT/01/2025-2026 Date: 03/10/2025)**

**Request for Proposal for Selection of Agency for
Design, Development, Deployment, and Maintenance of an Integrated Website for
BIMCGL, including a Land Allotment and Investor Facilitation System**

Solution For

Bihar Integrated Manufacturing City Gaya Limited (BIMCGL)

BIADA, 1st Floor, Udyog Bhawan, East Gandhi Maidan,

Patna, Bihar – 800 004

Executive Director-Operations,

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The below Corrigendum/ Responses-II issued by BIMCGL in response to the queries of prospective bidders with reference to the above-mentioned project. Bidders may note that this Corrigendum/ Responses document is part of the RFP. The items and specification listed in this Corrigendum/Responses-I will supersede the corresponding clauses in RFP and E-forms wherever applicable. Rest of the clauses, terms and conditions, specifications will remain as per RFP.

Corrigendum – I

1. Page No# 8 : Fact Sheet : Important Dates

#	Particular	Details
4	Last date for Bid Submission (Online)	15/11/2025 5.00 PM
5	Last date of submission of hard copy of EMD	17/11/2025 02:00 PM
6	Date and time for opening of General cum Technical bids	18/11/2025 04:00 PM
7	Technical Presentation	To be Notified
8	Date and time for opening of Commercial bids	To be Notified

2. Others changes:

S. No.	RFP Document Reference(s) (section number/ page number)	Content of RFP Requiring clarification(s)	Points of clarification	BIMCGL Response
1.	7.2 Criteria for evaluation 7.2.1 Pre-qualification (PQ) criteria S.No 6	Minimum Relevant Experience: The agency must have successfully implemented or be currently executing at least two (2) AI/BI-based technology projects for any State Government/Central Government/Semi-Government/Quasi-Government/PSU within the last Three (3) years from the date of bid submission. The cumulative project cost of these two projects should be at least ₹ 2 Crores.	-	The agency must have successfully implemented or be currently executing at least two (2) AI/BI/ GIS based Land Management -based technology Software/Application/Portal Development projects for any State Government/Central Government/Semi-Government/Quasi-Government/PSU within the last Three (3) years from the date of bid submission. The cumulative project cost of these two projects should be at least ₹ 2 Crores.

2.	7.2 Criteria for evaluation 7.2.1 Pre-qualification (PQ) criteria S.No 8	Experience in handling turnkey IT/ITeS projects including hardware, OS, Database, Security, Access Control, Application development in Central/State Government or PSU.	-	Experience in handling turnkey IT/ITeS projects including hardware, OS, Database, Security, Access Control / Application development in Central/State Government or PSU.
3.	7.2 Criteria for evaluation 7.2.2 Technical Qualification Criteria S.No 1	Bidders having Experience in AI/BI- Technology based technology projects for any State Government/Central Government/SemiGovernment/Quasi-Government/PSU Number of AI/BI- Technology -Based Government Projects Executed/Ongoing with Cumulative Project Value as per below; 2 Projects (Cumulative Value of ₹2 Cr) = 15 Marks >2 Projects (Cumulative Value of ₹2 Cr) = 20 Marks	-	Bidders having Experience in AI/BI/ GIS based Land Management-Technology based technology Software/Application/Portal Development projects for any State Government/Central Government/SemiGovernment/Quasi-Government/PSU Number of AI/BI-Technology -Based Government Projects Executed/Ongoing with Cumulative Project Value as per below; 2 Projects (Cumulative Value of ₹2 Cr) = 15 Marks >2 Projects (Cumulative Value of ₹2 Cr) = 20 Marks
4.	7.2 Criteria for evaluation 7.2.2 Technical Qualification Criteria S.No 4	CMMi and ISO Certifications CMMi 3 & ISO 27001/ISO 9001/ISO 20000 = 3 Marks Both CMMi 5 and any of the ISO certifications = 5 Marks	-	CMMi and ISO Certifications: CMMi 3 and any of ISO (ISO 27001/ISO 9001/ISO 20000) = 3 Marks CMMi 5 and any of the ISO (ISO 27001/ISO 9001/ISO 20000) = 5 Marks
5	9. Detailed Scope of Work , Sub Point B. Admin Module System, Page No. 29 2. Finance & Accounts Module 2.3 Integration with Treasury/IFMS (Integrated Financial Management System) for reconciliation.	Integration with Treasury/IFMS (Integrated Financial Management System) for reconciliation.	-	Deleted

6	10 – Deliverables & Timeline (Pg 33)	Development and Go-Live within 8 weeks. Payment milestones linked to Go-Live at Week 8.	-	As per RFP
7	7.2.1 Pre-Qualification Criteria Point No. - 1 Page No. - 23	The Bidder should be registered under the Companies Act, 1956, should have registered offices in India and should be in existence for at least the last 10 years, as on 31st March, 2025.	-	The Bidder should be registered under the Companies Act, 1956/2013 (as amended) / LLP , should have registered offices in India and should be in existence for at least the last 5 years , as on 31st March, 2025.

S. No.	RFP Document Reference(s) (section number/ page number)	Content of RFP requiring clarification(s)	Point of Clarification	BIMCGL Response
1	7.2 Criteria for evaluation 7.2.1 Pre-qualification (PQ) criteria S.No 6	Minimum Relevant Experience: The agency must have successfully implemented or be currently executing at least two (2) AI/BI-based technology projects for any State Government/Central Government/Semi-Government/QuasiGovernment/PSU within the last Three (3) years from the date of bid submission. The cumulative project cost of these two projects should be at least ₹ 2 Crores.	For fair, wider and competitive participation of bidder we request you to kindly amend the clause as mentioned below:- The agency must have successfully implemented or be currently executing at least two (2) AI/BI-based technology or Software/Application/Portal Development projects for any State Government/Central Government/Semi-Government/QuasiGovernment/PSU within the last Three (3) years from the date of bid submission. The cumulative project cost of these two projects should be at least ₹ 2 Crores.	As per corrigendum
2	7.2 Criteria for evaluation 7.2.1 Pre-qualification (PQ) criteria S.No 7	Experience in development of Web based application including Mobile App covering GPS/GIS in the scope of work in the last 3 years.	For fair, wider and competitive participation of bidder we request you to kindly amend the clause as mentioned below:- Experience in development of Web based application including Mobile App in the last 3 years.	As per RFP
3	7.2 Criteria for evaluation 7.2.1 Pre-qualification (PQ) criteria S.No 8	Experience in handling turnkey IT/ITeS projects including hardware, OS, Database, Security, Access Control, Application development in Central/State Government or PSU.	For fair, wider and competitive participation of bidder we request you to kindly amend the clause as mentioned below:- Experience in handling turnkey IT/ITeS projects including hardware, OS, Database, Security, Access Control/.Application development in Central/State Government or PSU.	As per RFP

4	7.2 Criteria for evaluation 7.2.2 Technical Qualification Criteria S.No 1	Bidders having Experience in AI/BI- Technology based technology projects for any State Government/Central Government/SemiGovernment/Quasi- Government/PSU Number of AI/BI- Technology -Based Government Projects Executed/Ongoing with Cumulative Project Value as per below; 2 Projects (Cumulative Value of ₹2 Cr) = 15 Marks >2 Projects (Cumulative Value of ₹2 Cr) = 20 Marks	For fair, wider and competitive participation of bidder we request you to kindly amend the caluse as mentioned below:- Bidders having Experience in AI/BI- Technology based technology or Software/Application/Portal Development projects for any State Government/Central Government/SemiGovernment/Quasi- Government/PSU Number of AI/BI- Technology - Based Government Projects Executed/Ongoing with Cumulative Project Value as per below; 2 Projects (Cumulative Value of ₹2 Cr) = 15 Marks >2 Projects (Cumulative Value of ₹2 Cr) = 20 Marks	As per corrigendum
5	7.2 Criteria for evaluation 7.2.2 Technical Qualification Criteria S.No 2	a) Bidders having Experience in development of Web based application including Mobile App. which covers GPS/GIS also as scope of work in last 3 years.- 5Marks b) Bidders having Experience in last 3 years in handling Turnkey Project/s considering hardware, OS, Database , Security, Access Control , Application development in PSU/State/Central Govt.- 5Marks c) Bidders having Experience in both a and b- 10 Marks	In order to ensure fair, broad-based, and competitive participation from prospective bidders, we request you to kindly consider amending the clause as suggested below a) Bidders having Experience in development of Web based application including Mobile App. in last 3 years.- 5Marks b) Bidders having Experience in last 3 years in handling Turnkey Project/s considering OS, Database , Security, Application/ Portal /Software development in PSU/State/Central Govt.- 5Marks c) Bidders having Experience in both a and b- 10 Marks	As per RFP
6	7.2 Criteria for evaluation 7.2.2 Technical Qualification Criteria S.No 4	CMMi and ISO Certifications CMMi 3 & ISO 27001/ISO 9001/ISO 20000 = 3 Marks Both CMMi 5 and any of the ISO certifications = 5 Marks	For fair, wider and competitive participation of bidder we request you to kindly amend the caluse as mentioned belowCMMi and ISO Certifications ISO 27001/ISO 9001/ISO 20000 = 3 Marks Both CMMi 3 or Higher and any of the ISO certifications = 5 Marks	As per corrigendum
7	3.3 Key outcomes expected from the system Page No. 11	5. Integrated Technical Framework	Please clarify whether the GIS integration should support real-time updates and third-party GIS API integration?	GIS should support real time.

8	General Query		Please confirm whether AI/BI-based analytics modules should be demonstrated during the technical presentation?	As per RFP
9	8. TERMS OF REFERENCE (TOR) Page No. 27	8.2 Data Centre hosting	Please specify expected hosting requirements (RAM/CPU/storage) for estimation at BSDC 2.0?	Bidder will propose configuration/resources and the required resources will be provisioned accordingly by BIMCGL .
10	9. Detailed Scope of Work , Sub Point A. Investor & Public Facing Portal, Page No. 28	1. Website & Investor Dashboard	Please clarify the investor portal should be developed in bilingual format (English and Hindi) by default?	As per RFP Website should be bilingual ; investor Dashboard may be in English only.
11	9. Detailed Scope of Work , Sub Point B. Admin Module System, Page No. 29	2. Finance & Accounts Module	Is integration with Bihar Treasury/IFMS mandatory or only payment gateway integration required initially?	Deletion As per Corrigendum
12	9. Detailed Scope of Work , Sub Point A. Investor & Public Facing Portal, Page No. 28	Land Bank & Plot Management	Please clarify the expected frequency for compliance tracking and data updates in post-allotment module?	As and when required.
13	8. TERMS OF REFERENCE (TOR), Sub Point B. Admin Module System, Page No. 31	4. Governance & Transparency	Should AI chatbot for RTI and grievance be developed in-house or can it use third-party platforms like Dialogflow?	AI chatbots for RTI and grievance redressal may either be developed in-house or procured from a third party. In case of third-party solutions, the software should be duly purchased and licensed in the name of BIMCGL.
14	8. TERMS OF REFERENCE (TOR), Sub Point B. Admin Module System, Page No. 31	D. Training, Documentation & Support	Please clarify if online ticketing and SLA monitoring tools will be part of AMC support deliverables?	Yes

15	3.3 – Key Outcomes Expected (Pg 10–12)	GIS integration with cadastral maps, satellite imagery, and geo-tagging mentioned.	Please confirm whether BIMCGL/BIADA will provide existing GIS base layers (cadastral data, parcel boundaries, master plan layers) or if the bidder is expected to create them.	The primary data (parcel boundaries and master plan layers) may be provided; however, if additional data is required, the bidder shall be responsible for creating or updating it.
16	8.1 – Overall Scope of Work (Pg 27–28)	“Security audit of the portal and applications from CeRT-In empaneled agency before Go-Live.”	Please confirm whether the cost of third-party CeRT-In security audit should be included in the bidder’s financial quote or will be borne by BIMCGL separately.	As per the RFP, the cost of the security audit from a CERT-In empaneled agency shall be borne by the bidder.
17	9 – Detailed Scope A(2) (Pg 29)	“GIS-based land parcel visualization.”	Is integration with existing BIADA land bank required? If yes, kindly share API/format details or confirm if the same will be developed later.	BIMCGL has separate land bank.
18	9 – Detailed Scope A(3) (Pg 29–30)	“e-Bidding / Auction / Lottery Module.”	Please clarify whether the e-Auction system should be integrated with any Government e-Auction platform (e.g., MSTC / NIC) or developed natively within the proposed system.	As per RFP It should be developed natively within proposed system.
19	9 – Detailed Scope B(2) (Pg 30–31)	Integration with Treasury/IFMS for reconciliation.	Kindly confirm whether IFMS integration APIs will be provided by the Finance Department / BIADA or whether the bidder must develop middleware.	As per corrigendum
20	9 – Detailed Scope B(2.8) (Pg 31)	Integration with Payment Gateway (NEFT/RTGS/UPI/Cards/Wallets).	Please clarify if BIMCGL has an existing empaneled payment gateway provider (e.g., SBI ePay, PayGov, Razorpay) or the bidder must propose and integrate one.	BIMCGL may propose payment gateway.
21	9 – Detailed Scope C (Pg 32)	“The solution shall be developed using open-source technology standards, wherever feasible.”	Kindly specify preferred technology stack (e.g., Java/Spring Boot + PostgreSQL/PostGIS + React) or if the bidder can propose any open-source stack that meets performance/security needs.	The bidder can propose any open-source stack that meets performance/security needs.
22	9 – Detailed Scope C (Pg 32)	“The agency has to develop APIs to enable integration of the portal with IILB, PM Gati Shakti, and other relevant platforms.”	Kindly confirm the availability of API documentation/specifications for IILB and PM Gati Shakti integration.	As per RFP
23	10 – Deliverables & Timeline (Pg 33)	Development and Go-Live within 8 weeks.	Considering the breadth of modules (portal, GIS, finance, dashboards, integration, security audit), we request extending the timeline to minimum 16 weeks for quality delivery and testing.	As per Corrigendum

24	10 – Deliverables & Timeline (Pg 33)	Payment milestones linked to Go-Live at Week 8.	Suggest splitting Go-Live into Phase I (Core Portal + Land Bank) and Phase II (Finance + Integration + Post Allotment) for smoother implementation and staged wise payment release.	As per corrigendum
25	7.2.1 – PQ Criteria #2 (Pg 23)	Average Annual Turnover of ₹ 25 Cr in last 3 years.	Considering MSME participation, niche GIS expertise and proposed budget for the tender, we request revising turnover to ₹ 10 Cr or allowing consortium / JV with combined turnover.	As per RFP
26	7.2.1 – PQ Criteria #6 (Pg 23–24)	Experience in “two AI/BI projects with cumulative cost ₹ 2 Cr.”	Request clarification whether projects involving GIS Analytics or GIS Based Land Management System with MIS & Decision Dashboards would be considered under AI/BI category. These projects typically include spatial analytics, data visualization, and decision-support dashboards integrated with land and asset information. Kindly confirm if such scope aligns with the AI/BI category for the purpose of evaluation and submission.	As per corrigendum
27	7.2.1 – PQ Criteria #6 (Pg 23–24)	Minimum Relevant Experience: The agency must have successfully implemented or be currently executing at least two (2) AI/BI-based technology projects for any State Government/Central Government/Semi-Government/Quasi Government/PSU within the last Three (3) years from the date of bid submission. The cumulative project cost of these two projects should be at least ₹ 2 Crores.	The RFP involves design, development, deployment, and maintenance of an integrated website for BIMCGL, including a Land Allotment and Investor Facilitation System , and mentions largely in the TOR about GIS based land bank & plot management, land premium and lease payments, but no credentials for land bank management is asked in the PQ Criteria. Thus, we would request you to kindly consider our request to include land bank management in the PQ criteria and amend the clause as "The Agency must have successfully implemented or be currently executing at least 2 AI/BI Based technology projects or GIS Based Land Management System with MIS and Decision Dashboards for any state governemnt/central govt/semi govt/quassi govt/PSU within the last 5 years from the date of bid submission. The cummulative project cost of these project 2 projects should be atleast 2 crores."	As per corrigendum
28	7.2.1 – PQ Criteria #11 (Pg 24)	Local office requirement in Bihar.	Please confirm if a declaration to open an office within 45 days of award will be sufficient for compliance.	As per RFP

29	7.2.2 – Technical Evaluation #6 (Pg 25)	“Approach and Methodology – Technical Presentation 20 Marks.”	Kindly confirm expected presentation duration, mode (online/offline), and evaluation date.	There is no fixed time or mode; the Bid Committee will decide the same in due course of time.
30	7.2.2 Technical Qualification Criteria (Pg 24)	Bidders having Experience in AI/BI-Technology based technology projects for any State Government/Central Government/SemiGovernment/Quasi-Government/PSU	As the RFP involves Land Allotment and Investor Facilitation System, and mentions largely in the TOR about GIS based land bank & plot management, thus, we would request you to kindly consider our request to include GIS based land bank management with MIS & Decision Dashboards also under AI/BI based Technology Projects.	As per corrigendum
31	7.2.2 Technical Qualification Criteria (Pg 25)	Average Turnover in the Last 3 Years (In Rs.) Up to 30 cr. = 10 Marks More than 30 cr. upto 40 cr. = 15 Marks More than 40 cr. = 20 Marks	Considering the value of the project and encouraging MSME participation with related technical expertise, Average Turnover in the last 3 years should be capped as max. 30 Cr.	As per RFP
32	7.2.2 – Technical Evaluation #7 (Pg 26)	“Readiness of the Systems – Evaluation based on demo.”	Please clarify whether bidders can present a similar reference system demo instead of a fully functional prototype.	Yes
33	8.1 – Overall Scope (Pg 27)	“Integration of Email, SMS, and WhatsApp for investment promotion.”	Please confirm whether BIMCGL will provide messaging gateway credentials or whether bidder should procure commercial APIs.	Bidder should procure commercial APIs.
34	8.2 – Data Centre Hosting (Pg 28)	“Vulnerability testing on a half-yearly basis.”	Please clarify whether the testing cost should be included for the entire 3-year AMC or limited to the implementation phase.	As per the RFP, the bidder has to bear the cost.
35	10 – AMC Clause (Pg 33)	“During AMC, any customization as per new policies must be done without additional cost.”	We request to define a reasonable scope limit for free change requests (e.g., up to 15 man-days per quarter) to maintain fairness and sustainability.	As per RFP
36	8.1 Overall Scope of Work (Pg 27)	IMC admin backend for scrutiny, LAC workflow, including complete finance & accounts module, compliance monitoring, and dashboards.	Could you clarify if there are existing finance/accounting systems that need integration, or is this a completely new system?	Currently there is no financial/accounting software.
37	9.A.3 (Pg 29)	Auto-validation for PAN, MOA, etc.	How will auto-validation be implemented? Will any service or API be provided to verify PAN validity?	As per the RFP, BIMCGL will facilitate access to the API; however, if any cost is involved, it shall be borne by the bidder.
38	9.A.3 Step 7 (Pg 29)	Auto-generation of allotment letters, possession certificates, lease deeds	Is there a specific format or template to be provided where only dynamic values need to be populated, or should the system generate fully dynamic documents?	BIMCGL will provide format / template.

39	9.B.1 (Pg 29)	Automated scoring based on DPR (sector focus, investment size, job creation, environmental compliance)	Will IMC provide the weightage configuration and scoring formula, or should the bidder design a configurable scoring engine?	BIMCGL will provide the weightage formula, and the bidder shall design a configurable engine accordingly.
40	9.B.2.3 (Pg 30)	Integration with Treasury/IFMS for reconciliation	Please confirm whether integration with the State Treasury/IFMS system is mandatory for all financial transactions (application fee, EMD, lease payment, etc.). Will IFMS provide APIs/web services for transaction verification and reconciliation?	As per corrigendum
41	9.B.2.7 (Pg 30)	Integration with BI tools for predictive analysis	Will APIs be provided by the client?	All required APIs (Application Programming Interfaces) for the proposed solution shall be developed, maintained, and provided by the selected bidder.
42	General Query	Online Pre-bid Discussion	Request you to please consider pre-bid discussion in both online and offline modes to ensure wider participation. Please share the meeting invite to prospective bidders by email.	Already Considered/Accepted
43	7.2.1 Pre-Qualification Criteria Point No. - 1 Page No. - 23	The Bidder should be registered under the Companies Act, 1956, should have registered offices in India and should be in existence for at least the last 10 years, as on 31st March, 2025.	Changes Required: The Bidder should be registered under the Companies Act, 1956, should have registered offices in India and should be in existence for at least the last 8 years, as on 31st March, 2025.	As per corrigendum
44	7.2.1 Pre-Qualification Criteria Point No. - 2, Page No. - 23	The agency must have an average annual turnover of at least ₹25 Crore in the last three (3) financial years (FY 2022-23, FY 2023-24, and FY 2024-25) from IT/ITeS Services.	Changes Required: The agency must have an average annual turnover of at least ₹ 5 Crore in the last three (3) financial years (FY 2022-23, FY 2023-24, and FY 2024-25). Kindly Allow Provisional Financial statement for the FY 2024-25	As per RFP
45	7.2.1 Pre-Qualification Criteria Point No. - 8 Page No. - 23	Experience in handling turnkey IT/ITes projects including hardware, OS, Database, Security, Access Control, Application development in Central/State Government or PSU. (List of clients and copy of work order/Agreement/work completion certificate)	Changes Required: Experience in handling turnkey IT/ITes projects including hardware, OS, Database, Security, Access Control, Application development in Central/State Government/Semi-Govt. or PSU. (List of clients and copy of work order/Agreement/work completion certificate)	As per RFP

46	7.2.1 Pre-Qualification Criteria Point No. - 6 Page No. - 23	Minimum Relevant Experience: The agency must have successfully implemented or be currently executing at least two (2) AI/BI-based technology projects for any State Government/Central Government/Semi-Government/Quasi Government/PSU within the last Three (3) years from the date of bid submission. The cumulative project cost of these two projects should be at least ₹ 2 Crores.	Changes Required: Minimum Relevant Experience: The agency must have successfully implemented or be currently executing at least two (2) IT/ITeS projects for any State Government/Central Government/Semi-Government/Quasi Government/PSU within the last Three (3) years from the date of bid submission. The cumulative project cost of these two projects should be at least ₹ 2 Crores. • Completion Certificates from the client; OR • Work Order + Self Certificate of Completion (Certified by the Statutory Auditor); OR • Work Order + Phase Completion/Go Live Certificate (for ongoing projects) from the client • Work Order/Agreement/LOI	As per corrigendum
47	7.2.1 Technical Qualification Criteria Point No. - 1 Page No. - 24	Bidders having Experience in AI/BI-Technology based technology projects for any State Government/Central Government/Semi-Government/Quasi-Government/PSU (Number of AI/BI-Technology -Based Government Projects Executed/Ongoing with Cumulative Project Value as per below;) 2 Projects (Cumulative Value of ₹2 Cr) = 15 Marks >2 Projects (Cumulative Value of ₹2 Cr) = 20 Marks	Changes Required: Bidders having Experience in IT/ITeS projects for any State Government/Central Government/Semi-Government/Quasi-Government/PSU (Number of IT/ITeS -Based Government Projects Executed/Ongoing with Cumulative Project Value as per below;) 2 Projects (Cumulative Value of ₹2 Cr) = 15 Marks >2	As per corrigendum
48	7.2.1 Technical Qualification Criteria Point No. - 3 Page No. - 25	Average Turnover in the Last 3 Years (In Rs.) Up to 30 cr. = 10 Marks More than 30 cr. upto 40 cr. = 15 Marks More than 40 cr. = 20 Marks	Changes Required: Average Turnover in the Last 3 Years (In Rs.) Up to 2 cr. = 10 Marks More than 4 cr. upto 5 cr. = 15 Marks More than 5 cr. = 20 Marks (Kindly Allow Provisional Financial statement for the FY 2024-25)	As per RFP

49	7.2.1 Technical Qualification Criteria Point No. - 2 Page No. - 25	a) Bidders having Experience in development of Web based application including Mobile App. which covers GPS/GIS also as scope of work in last 3 years. – 5 Marks b) Bidders having Experience in last 3 years in handling Turnkey Project/s considering hardware, OS, Database, Security, Access Control, Application development in PSU/State/Central Govt. - 5 Marks c) Bidders having Experience in both a and b - 10 Marks	(b) Bidders having Experience in last 3 years in handling Turnkey Project/s considering hardware, OS, Database, Security, Access Control, Application development in PSU/State/Central Govt./Semi Govt. - 5 Marks	As per RFP
50	3. Period of Completion Page No: 7	For Implementation (Final Go Live) – 8 Weeks For Support and Warranty- 3 years from Final Go Live	We propose revising the Go Live timeline from 8 weeks to 24 weeks due to the vast scope of work and system complexities. This extended period will enable phased implementation, thorough testing, stakeholder engagement, and effective change management—ensuring a stable and successful deployment with minimal post-Go Live risks.	As per corrigendum
51	Fact Sheet/ Topic 1. Page No:8	The method of selection is: Least Cost Based Selection (L1) The Bidder shall be selected based on Least Cost Selection (L1), whereby the bids getting technically qualified would be further taken forward for financial bid evaluation	In line with GFR 2017 and the Department of Expenditure Office Memorandum No. F.3/26/2023-PPD, we recommend using the Quality and Cost-Based Selection (QCBS) method with an 80:20 ratio (80% technical, 20% financial) for bid evaluation. This approach is well-suited for IT projects, where quality and technical expertise are critical to successful outcomes.	As per RFP
52	7.2.1 Pre-qualification (PQ) criteria Page No: 23	1. The Bidder should be registered under the Companies Act, 1956, should have registered offices in India and should be in existence for at least the last 10 years, as on 31st March, 2025.	We request you to kindly modify to include LLP entities in addition to companies registered under the Companies Act.	As per corrigendum
53	7.2.1 Pre-qualification (PQ) criteria Page No: 23	7. Experience in development of Web based application including Mobile App covering GPS/GIS in the scope of work in the last 3 years. List of clients and copy of work order/Agreement/work	We request you to kindly modify to exclude Mobile App from the mandatory requirements for Web-based application development experience covering GPS/GIS.	As per RFP

54	7.2.1 Pre-qualification (PQ) criteria Page No: 23	8. Experience in handling turnkey IT/ITeS projects including hardware, OS, Database, Security, Access Control, Application development in Central/State Government or PSU.	The term “turnkey” generally refers to infrastructure-heavy or civil works projects, which are not directly relevant to modern IT/ITeS service engagements. Similarly, “hardware” experience is not essential for core IT services like application development, database management, or security. Therefore, we recommend removing the terms “turnkey” and “hardware” from the clause: “Experience in handling turnkey IT/ITeS projects including hardware, OS, Database, Security, Access Control, Application development in Central/State Government or PSU.”	As per RFP
55	7.2.2 Technical Qualification Criteria Page No: 24	a) Bidders having Experience in development of Web based application including Mobile App. which covers GPS/GIS also as scope of work in last 3 years. b) Bidders having Experience in last 3 years in handling Turnkey Project/s considering hardware, OS, Database , Security, Access Control , Application development in PSU/State/Central Govt. c) Bidders having Experience in both a and b	The term “turnkey” typically refers to infrastructure-heavy or civil works projects, which are not directly relevant to modern IT/ITeS service engagements. Likewise, “hardware” experience is not essential for core IT services such as application development, database management, or security. Therefore, we recommend removing the terms “turnkey” and “hardware” from the clause: “Bidders having Experience in last 3 years in handling Turnkey Project/s considering hardware, OS, Database , Security, Access Control , Application development in PSU/State/Central Govt.” Further, limiting bidder eligibility to mobile app development experience within the last 3 years may unnecessarily exclude capable firms that have delivered relevant solutions beyond this timeframe. To encourage broader participation and ensure fair competition, we kindly request extending the experience window from 3 years to 10 years,	As per RFP

56	9. Detailed Scope of Work, A. Investor & Public Facing Portal , Page no 28	Interactive Master Plan Map (GIS-enabled) to visualize industrial, residential, and commercial zones.	Kindly confirm whether the bidder is expected to provide both the GIS platform and the Interactive Master Plan Map, or if the GIS base and master plan data will be provided by the department and the bidder's role is limited to integration and visualization.	The bidder is expected to provide/develop GIS platform. The primary data (parcel boundaries and master plan layers) will be provided by BIMCGL; however, if additional data is required, the bidder shall be responsible for creating or updating it.
57	8. TERMS OF REFERENCE (TOR) 8.1 Overall Scope of Work Page No: 27	Security audit of the portal and applications from the CeRT-in empaneled agency before go live.	Including the security audit within the bidder's scope may result in conflict of interest, increased costs, and potential delays due to dependency on third- party scheduling. To ensure unbiased validation and strict adherence to government security protocols, it is more appropriate for the department to engage a CeRT-In empaneled agency independently after development. Therefore, we request that this requirement be excluded from the bidder's purview.	As per RFP.
58	8. TERMS OF REFERENCE (TOR) 8.1 Overall Scope of Work Page No: 27	Integration of Email, SMS, and WhatsApp for investment promotion and stakeholder communication (pre & post allotment).	We understand that the cost of WhatsApp, SMS, and email integration will be borne by the purchaser. Kindly confirm	The cost of WhatsApp, SMS and email integration will be born by bidder.
59	A. Investor & Public Facing Portal 2. Land Bank & Plot Management Page No: 28	GIS-based land parcel visualization with layers for plot size, availability, price band, and usage type.	Kindly clarify whether there is an existing GIS system currently being used.	No, currently there is no GIS portal of BIMCGL.
60	10. Deliverables, Timelines and Payment Milestones Page No:33	5. Stability of portal -End of Month 4	We request you to kindly modify the stability of portal timeline from "End of Month 4" to "6 months".	As per Corroendum
61	11. Appendix II: Financial Proposal Template Page No:40	11.1 Form 1: Covering Letter	We request you to kindly modify to make CAPEX as the overall Application Development and Deployment Cost only.	As per RFP

62	2. Operations Service Level Page No: 49	The penalties levied every quarter shall be capped at 20% of the Quarterly amount. Total penalty however, will be limited to a maximum of 10% of the Contract value.	We request you to kindly modify the penalty cap from "10% of the Contract value" to "5% of total contract value".	As per RFP
63	Clause 7.2.1 Pre-qualification (PQ) criteria, SI No.6	Minimum Relevant Experience: The agency must have successfully implemented or be currently executing at least two (2) AI/BI-based technology projects for any State Government/Central Government/Semi-Government/Quasi-Government/PSU within the last Three (3) years from the date of bid submission. The cumulative project cost of these two projects should be at least ₹ 2 Crores.	We request you to kindly consider projects of similar nature involving AI/BI components or analytics-driven software solutions implemented for Government/PSU clients, even if the projects are not exclusively AI/BI-based. This will allow wider participation from competent firms with substantial experience in data-driven and analytical system development. Please clarify whether both the projects must include AI and BI components, or if it is acceptable to submit one project based on AI and another based on BI to meet the eligibility criteria.	As per corrigendum
64	3.2 Project Background 3.3 Key outcomes expected from the system Page No. 10 & 11	- Real-time dashboards & GIS integration to empower both investors and 2. Investor-Friendly Digital Ecosystem - GIS-enabled land bank with search, filter, and comparison features 5. Integrated Technical Framework - GIS integration with cadastral maps, satellite imagery, and geo-tagging.	We understand that GIS data as required for the proposed system will be made available in GIS ready formats Kindly clarify/confirm	The primary data (parcel boundaries and master plan layers) will be provided; however, if additional data is required, the bidder shall be responsible for creating or updating it.
65	3.3 Key outcomes expected from the system Page No. 11	3. Strong Governance & Transparency Automated compliance monitoring (payments, construction progress, environmental clearances, job commitments)	Request to confirm what feature/functionality related to construction progress will have to be made available in system.	The authorities' portal users will have the option to upload images and videos of the construction site and as decided by the authority with mutual consent.

66	3.3 Key outcomes expected from the system Page No. 11	5. Integrated Technical Framework • Secure, responsive web and mobile application (cloud-native architecture).	Is native mobile app (separate Android & iOS) required or making the proposed system as mobile compatible is the requirement here? Kindly clarify/confirm	Hybrid
67	3.3 Key outcomes expected from the system 8.1 Overall Scope of Work Page No. 11 & 27	5. Integrated Technical Framework • Payment gateway integration with multiple modes (NEFT/RTGS/UPI/Cards/Wallets) • Integration-ready for Aadhaar/eKYC, government APIs ... • Integration of Email, SMS, and WhatsApp	We understand that any APIs for integration, data consuming etc, E Mail/SMS Gateway/API will be made available to SI and any license/agreements, payments etc. as required for the APIs will be done by BIMCGL APIs to be developed in the proposed system will be responsibility of SI Kindly confirm	Email, SMS, and WhatsApp services will be procured and integrated by the System Integrator (SI). BIMCGL will provide necessary assistance in obtaining API access, if required. Any costs incurred in these activities shall be borne by the SI.
68	3.3 Key outcomes expected from the system Page No. 11	5. Integrated Technical Framework • Continuous updates to the GIS-enabled land bank based on allotments.	How are these updates to GIS proposed to be carried out in the proposed system? Kindly clarify	Land allotment will be carried out by BIMCGL, and the status updates related to land shall be reflected on both the main portal and the GIS portal.
69	7.2.1 Pre-qualification (PQ) criteria 7.2.2 Technical Qualification Criteria Page No.10 & 25	10 Certifications: The agency should be CMMi level-3 (or above) and ISO 27001, ISO 9001, ISO 20000 Certified. 4 CMMi and ISO Certifications 5 CMMi 3 & ISO 27001/ISO 9001/ISO 20000 = 3 Marks	We understand that any one of the ISO , that is ISO 27001 or ISO 9001 or ISO 20000 , along with CMMi Level-3/5 will suffice the requirement here For ex CMMi with ISO 9001 wil get 3 marks Kindly confirm	As per corrigendum

70	7.2.2 Technical Qualification Criteria Page No. 25 & 26	6 Approach and Methodology - Technical presentation for the proposed scope of work along with end-to-end demonstration 7 Readiness of the Systems = Evaluation based on the technical presentation	We understand that 1. This will be a powerpoint based technical presentation and existing system developed/implemented by SI's may have to be demonstrated 2. Demonstrating system having all functionality as required in rfp in not in scope Kindly clarify/confirm	As per RFP
71	8.1 Overall Scope of Work 8.2 Data Centre hosting Page No. 27 & 28	• Security audit of the portal and applications from the CeRT-in empaneled agency before go live. e. Vulnerability testing on a half yearly basis. Reporting of the same on a half yearly basis.	We understand that Cost of security audit before Go Live and the recurring Vulnerability testing will be borne by department. Kindly clarify	As per the RFP, the cost of the security audit from a CERT-In empaneled agency shall be borne by the bidder.
72	8.2 Data Centre hosting Page No. 27		We understand that IT infra for the hosting, including server space, DR , Backup space, operating system, firewall, antivirus etc will be made available by the BIMCGL/ BIADA. Kindly confirm.	As per RFP, Web Hosting related infrastructure shall be provided by BIMCGL

73	9. Detailed Scope of Work Page No. 27	3. Allotment Application (Apply for Plot/Commercial area etc.) e-Bidding / Auction/ Lottery Module • Real-time bidding room with transparency logs	Request to clarify functionality desired for from "Real-time bidding room" mentioned in this clause	Bidding Process: The shortlisted applicants shall participate in the bidding process. Competitive Pricing: Applicants are encouraged to submit their most competitive bids to secure the allotment. Transparency: The process is fully transparent — the highest bid (H1) amount will be visible to all participants, while the identities of the applicants will remain confidential. Real-Time Competition: Applicants can view the current highest bid (H1) and revise their own bids in real time. Automated Extensions: The bidding window will automatically extend if a new higher bid is placed near the closing time, ensuring fair competition among participants. Any change in the process during the implementation shall be developed by the SI. OR as decided by the Authority with mutual consent.
74	9. Detailed Scope of Work B. Admin Module System Page No. 30	2.7. Financial Reports & MIS • Integration with Business Intelligence (BI) tools for predictive analysis of revenue streams	Is there any existing BI tool available with department, with which integration is desired? Kindly clarify	No, there is no any BI tool.

75	9. Detailed Scope of Work D. Training, Documentation & Support Page No. 31	• Training for IMC officials, LAC members, and operators.	Kindly confirm/clarify 1. How many officials have to be trained? 2. How many such training session to be taken? 3. We understand that training infrastructure like training room, projector etc. will be made available	1. Apprx. 25 Officials may be trained 2. May be 4-5 or as required. 3. BIMCGL will provide the training venue; however, all other necessary arrangements, including logistics and equipment, shall be the responsibility of the bidder.
76	9. Detailed Scope of Work D. Training, Documentation & Support Page No. 31	• AMC for 3 years including bug fixes, enhancements, and version upgrades and other developments	Can department define an estimate on the approximate max effort to be spent on enhancement/update during maintenance. As otherwise it will become endless cycles of changes, which will be difficult to estimate	As per RFP
77	9. Detailed Scope of Work G. Development , Maintenance & On-Site Manpower Deployment Page No. 32	During Development and Deployment: Project Manager (1 nos) should be on site for discussion and requirement gathering. The minimum qualification should be MCA/ B.Tech / B.E. in IT/Computer Science and similar with at least 5 years of experience in handling similar type of project. Programmer (1nos) with the MCA / B.Tech / BE (IT or CS/ similar subject) with minimum of 3 years of work experience in the similar project and domain knowledge.	Kindly clarify the following 1. Deployment asked for here is for A) 1 Project Manager or B) 1 Project manager along with 1 Programmer? 2. Do the resources need to be deployed throughout the duration of development and deployment or on-off basis ?	As per the RFP: During Development & Deployment Phase: One Project Manager and one Programmer shall be deployed at the site. During Operations & Maintenance (O&M) Phase: One Business Analyst/Developer and one Helpdesk Management personnel shall be available on-site.

78	9. Detailed Scope of Work G. Development , Maintenance & On-Site Manpower Deployment B : OPEX Page No.32 & 41	Operations and Maintenance (3 years): At least two resources will be deployed at the client location as a Project Support Unit to address the functional and change requirements of application. The resource would be a business analyst/ developer Helpdesk Management person – One manpower for handling user queries,... Operations and Maintenance Cost 2. Onsite Resource Costs (2) for 3 years Business analyst/Developer : 1 Help DeskManagement person : 1	We understand that during Operation and Maintenance period , minimum two(2) resources have to be deployed at site. A. Business Analyst/Developer:1 nos B. Help DeskManagement person : 1 nos Kindly confirm	As per the RFP: During Operations & Maintenance (O&M) Phase: One Business Analyst/Developer and one Helpdesk Management personnel shall be available on-site.
79	10. Deliverables, Timelines and Payment Milestones Page No. 33	1. BRD & Scope Finalisation Week 3 2. Wireframes & UI/UX Design Week 4 3. Development Stage Week 6 4. UAT & Testing and Go-live Week 8	The timeline for development and Go Live is too short and challenging, unless a ready solution is available with some SI Request to consider and provide atleast 4 months of time for development and go live	As per corrigendum
80	1. Invitation For Bids, Point number 6, Page 7 of 52	Bidders shall submit an EMD of INR 2 Lacs (2,00,000/-) either through online mode OR bank guarantee (in the format specified in Appendix I: Form 3) and should be valid for 6 months from the last date of submission of proposal.	We kindly request you to also permit submission of EMD through Insurance Surety Bond, as it is a secure and cost-effective alternative to traditional instruments and supports MSMEs in managing their working capital efficiently.	As per RFP
81	7.1.6.1 Performance Bank Guarantee (PBG) Page 22 of 52	Successful bidder must submit PBG within 15 days of the issue of LoI by BIMCGL @ 10% of the total project value. The PBG must	Bidder requests to amend the clause in reference to the BFR 131 P and consider 5% of the total value and should remain valid for a period of 60 days as below,	As per RFP

		be valid for another six months from the project end date. Failure to comply with the requirements shall constitute sufficient grounds for the forfeiture of the PBG. The PBG shall be released immediately after expiry of contract provided there is no breach of contract on the part of the service provider. No interest will be paid on the PBG.	“As per the Bihar Financial (Amendment) Rules, 2024 - 131 U, Bidder requests to consider 5% of the contract value and should remain valid for a period of sixty days beyond the date of completion of all contractual obligations of the supplier including warranty obligations and maintenance and defect liability period.” Also, deduction for any SLA non-compliances shall be adjusted from the BG submitted (5% of total contract value) which is valid for 40 months	As per RFP As per RFP
82	7.1.7 Signing of Contract Page 22 of 52	After the BIMCGL notifies the successful bidder that its proposal has been accepted, BIMCGL shall enter into a contract, incorporating all clauses, pre-bid clarifications and the proposal of the bidder between BIMCGL and the successful bidder.	kindly clarify, who shall provide the draft agreement & bear the cost associated with it.	All costs associated with the above activities shall be borne by the bidder.
83	8.1 Overall Scope of Work, Page 27 of 52	Auto-generation of receipts with unique transaction IDs.	Should receipts be digitally signed or e-stamped as per government norms.	As per RFP
	8.1 Overall Scope of Work, Page 27 of 52	Security audit of the portal and applications from the CeRT-in empaneled agency before go live.	Kindly confirm how many security audits are expected to be done throughout project period.	As per the RFP, the cost of the security audit from a CERT-In empaneled agency shall be borne by the bidder.
	8.1 Overall Scope of Work, Page 27 of 52	Integration of Email, SMS, and WhatsApp for investment promotion and stakeholder communication (pre & post allotment).	Kindly clarify whether BIMCGL/BIADA will provide existing gateway credentials or the bidder must procure new gateways and bear associated charges.	The bidder shall provide the required gateways and bear the associated costs.
84	8.1 Overall Scope of Work Page 27 of 52	long-term support	Kindly explain Long Term Support whether it is asked by the client after the AMC and who will bear the costs associated with the support.	It may be may be decided with mutual consent, and the decision of the CEO, BIMCGL, shall be final.
85	9. Detailed Scope of Work, 1. Website & Investor Dashboard, Page 28 of 52	Clean, modern, multilingual (English + Hindi) UI.	We assume, that department to provide all translated content. And verify the correctness of the content.	As per RFP
	9. Detailed Scope of Work, 1. Website & Investor Dashboard, Page 28 of 52	Focus, Incentive Calculator.	Request to provide more clarification on this.	As per RFP

	9. Detailed Scope of Work, 1. Website & Investor Dashboard, Page 28 of 52	Interactive Master Plan Map (GIS-enabled) to visualize industrial, residential, and commercial zones.	What GIS platform is expected (e.g., ArcGIS, open-source)? We assume department shall provide the master plan & layers - (shape files). Please confirm.	The bidder may adopt any GIS platform. The bidder is expected to provide/develop GIS platform. The primary data (parcel boundaries and master plan layers) will be provided by BIMCGL; however, if additional data is required, the bidder shall be responsible for creating or updating it.
86	3. Allotment Application (Apply for Plot/Commercial area etc.), Page 29 of 52	e-Bidding / Auction/ Lottery Module	These three are different in nature and functionality wise. Please explain the necessary functionalities for these modules. Are they one or three different modules?	As per requirement, all three may be developed.
87	2.4. Accounting & Ledger Management, Page 30 of 52	Automated creation of ledgers for each allottee, capturing all transactions (debit/credit)	Are there specific ledger naming conventions or GL code structures to follow.	As per RFP
	2.4. Accounting & Ledger Management, Page 30 of 52	System-based reconciliation with bank scrolls and treasury records.	Please clarify the frequency of bank reconciliation (daily/weekly/monthly)	Monthly
	2.5. GST & Statutory Compliance, Page 30 of 52	Generation of GST invoices and filing-ready reports.	Is GST filing integration expected directly from the system, or just report generation?	Both
88	2.5. GST & Statutory Compliance, Page 30 of 52	Compliance with Income Tax (TDS/TCS) and other applicable statutory deductions	Should the system validate PAN/GSTIN with government APIs during transaction entry?	Yes
89	9. Detailed Scope of Work2.8 Integration & Security Page 30 of 52	Integration with Payment Gateways, Treasury Portal, IFMS, and Bank APIs.	Bidder assume that the client shall arrange the required APIs/ web services of the 3rd party applications with whom integration will be done by the selected vendor.	BIMCGL will facilitate obtaining the required APIs; however, any cost incurred shall be borne by the bidder.
	2.3. Demand & Collection Register, Page 30 of 52	Integration with Treasury/IFMS (Integrated Financial Management System) for reconciliation	Is there an existing interface with the Treasury/IFMS system available for API-based reconciliation? Should payment collection data sync in real-time with IFMS or on a scheduled basis	As per corrigendum

90	3. Post-Allotment Services, Page 30 of 52	Post-Allotment Services	Please confirm, if the below scope	
			– Balance payment tracking, with reminders & penalties for delays.	As per RFP
			– Monitoring of construction timelines, pollution/environmental clearances, employment commitments.	As per RFP
			Lease deed & compliance repository.) are final for post-allotment?	As per RFP
91	4. Governance & Transparency, Page 31 of 52	RTI & grievance modules. AI Based Chat Bot required.	Please confirm whether an open-source AI chat bot is acceptable or not. .	AI chatbots for RTI and grievance redressal may either be developed in-house or procured from a third party. In case of third-party solutions, the software should be duly purchased and licensed (enterprise) in the name of BIMCGL.
92	4. Governance & Transparency, Page 31 of 52	RTI & Grievance Module (AI Based Chatbot)	1. Is RTI & Grievance modules to be developed or only AI based chat support to be enabled?	AI chatbots for RTI and grievance redressal may either be developed in-house or procured from a third party. In case of third-party solutions, the software should be duly purchased and licensed (enterprise) in the name of BIMCGL.
			2. Will the live chat be operated by existing institutional systems, or is the vendor expected to provide a built-in live chat dashboard?	As per RFP
			3. Whether this chatbot need to be developed as a rule based or Gen AI based Chatbot.	A rule-based chatbot may be preferred considering the defined scope of interactions.
			4. What is the mode of queries for the chat bot whether it should be Text based only or both Text & Voice based	As per RFP
			Who will be the end user of this AI Chatbot	As per RFP
93			Request clarification on the terminology mentioned?	

	5. MIS & Analytics Dashboards, Page 31 of 52	Reports for GoB/GoI, audit agencies, and IMC leadership.		As per the RFP, details will be provided during the requirement-gathering phase.
94	6. Investment promotion Module, Page 31 of 52	Integration with Proposed GIS Mapping system.	Kindly specify which “proposed GIS Mapping system” this refers to – is it an existing BIADA GIS or new system under development?	The bidder has to develop separate GIS for BIMCGL.
95	C. Technical Features, , Page 31 of 52	Integration-ready for single-window clearance systems, Aadhaar/eKYC, and government APIs	We assume, that department to facilitate required APIs for the successful of the integration. Please specify number of Govt. APIs to be integrated?	As per the RFP, details will be provided during the requirement-gathering phase.
96	9. Detailed Scope of Work	Training for IMC officials, LAC members, and operators.	Kindly confirm number of stakeholders and users for training and support purposes as well as the infrastructure IT & Non-IT to be provided by the client.	1. Apprx 25 Officials may be trained 2. May be 4-5 or as required. 3. BIMCGL will provide the training venue; however, all other necessary arrangements, including logistics and equipment, shall be the responsibility of the bidder.
97	D. Training, Documentation & Support Page 31 of 52			
98	C. Technical Features, Page 31 of 52	Responsive Web + Mobile Interface (React/Angular, cloud-native).	Please clarify whether the mobile interface should be Android/iOS or both.	Hybrid
99	G. Development, Maintenance & On-Site Manpower Deployment, Page 32 of 52	During Development and Deployment: Project Manager (1 nos)	Kindly clarify how the bidder should quote the manpower cost in the financial proposal, as no specific section is provided for it. Should this cost be included under the development cost or shown separately?	As per RFP
100	10. Deliverables, Timelines and Payment Milestones. Page 33 of 52	Deliverables, Timelines and Payment Milestones	The proposed project scope includes multiple complex modules such as GIS-based land bank integration, end-to-end allotment workflows, mobile interface etc. — all requiring coordination with multiple stakeholders (BIMCGL, BIADA, BELTRON, IFMS, and CeRT-In). Considering the inter-departmental dependencies, security audit, UAT, and deployment at BSDC 2.0, we request you to revise the timeline as below:	As per Corrigendum
			1. 1 Month for Requirement Gathering	

			2. 3.5 Months for Development	
			3. 1.5 Months for UAT, Audit, Training & Go-Live	
101	13. Service Levels	Helpdesk Support” shall mean the 9x6 basis support center which shall handle Fault reporting, Trouble Ticketing and related enquiries during this contract. Helpdesk support is to be provided from 9:30 AM to 6:30 PM	· Bidder assumes that the all the necessary infrastructure IT & Non-IT associated with it will be provided by the Purchaser, please confirm.	The cost shall be borne by the bidder. BIMCGL will provide seating space only.
102	1. Definitions Page 46 of 52		What could be the call volume? If it rises, do we need to increase the resources, please clarify.	As per RFP
103	Generic	Exit Management Policy	– Kindly provide the clause for exiting the contract upon successful completion as it is not mentioned in the RFP or Exit management policy shall be considered as per standard rules.	It may be decided with mutual consent, and the decision of the CEO, BIMCGL shall be final.
104	Period of Completion Page No. 7	For Implementation (Final Go Live) - 8 Weeks for Support and Warranty - 3 years from Final Go Live	We propose revising the Go Live timeline from 8 weeks to 24 weeks due to the complex nature of the portal and system implementation, involving phased implementation, stakeholder management, effective change management, and successful deployment with minimal post-Go Live risks. Kindly confirm in accordance with GFR 2017 and the Department of Expenditure Office Memorandum No. F.9/4/2020-PPD dated 12.11.2020.	As per corrigendum
105	Fact Sheet Topic 1. Page No. 8	The method of selection is: Least Cost Based Selection (L1) The Bidder shall be selected based on Least Cost Selection (L1), whereby the bids getting technically qualified would be further taken forward for financial bid evaluation.	We propose replacing the Least Cost Based Selection (L1) with Quality and Cost Based Selection (QCBS) using an 80:20 weightage (80% technical, 20% financial) to ensure a balanced evaluation emphasizing quality alongside cost. Request to Kindly consider.	As per RFP
106	7.2.1 Pre-qualification (PQ) criteria Page No. 23	Experience in development of Web based application including Mobile App (GIS-enabled) for Smart Cities / ITes projects including hardware, OS, database, Security, Access Control. Application development in PSU/State/Central Government or PSU/State/Central Government.	We request you to kindly modify the eligibility criteria for Mobile App development experience to extend the timeframe from the last 3 years to the last 10 years, allowing consideration of relevant solutions beyond the initial timeframe without any cost barrier. This will encourage broader participation and ensure fair competition. Request to Kindly consider.	As per RFP

107	7.2.2 Technical Qualification Criteria, Page No. 24	Bidders having Experience in development of Web based application including Mobile App (GIS-enabled) for Smart Cities and should be in existence at least the last 3 years. Bidders having Projects considering hardware, OS, Database, Security, Access Control. Application development in PSU/State/Central Government in both a and b.	We request you to kindly modify the eligibility criteria for Mobile App development experience to extend the timeframe from the last 3 years to the last 10 years, allowing consideration of relevant solutions beyond the initial timeframe without any cost barrier. This will encourage broader participation and ensure fair competition. Request to Kindly consider.	As per RFP
108	Detailed Scope of Work, A. Investor & Public Facing Portal Page No. 27	Interactive Master Plan (GIS-enabled) to visualize industrial, residential, and commercial zones.	Kindly confirm whether the GIS base and master plan data for the interactive Master Plan will be provided by the department, with the bidder's role limited to integration and visualization.	The bidder is expected to provide/develop GIS platform. The primary data (parcel boundaries and master plan layers) will be provided by BIMCGL; however, if additional data is required, the bidder shall be responsible for creating or updating it.
109	Terms of Reference (TOR) Page No. 27	Security Audit of the portal and applications from CERT-In empanelled agency before go live.	Including the security audit within the bidder's scope entails the cost of third-party audit and potential delays due to third-party validation and government approval. We request that the security audit be excluded from the bidder's scope. Kindly confirm.	As per the RFP, the cost of the security audit from a CERT-In empaneled agency shall be borne by the bidder.
110	Terms of Reference (TOR) Page No. 27	Integration of Email, SMS, and WhatsApp for communication (pre & post) and stakeholder.	Regarding the costs associated with WhatsApp, SMS, and Email integrations, we understand that the portal will be hosted by the purchaser. Kindly confirm if the integration will be handled by the purchaser.	Email, SMS, and WhatsApp services will be procured and integrated by the System Integrator (SI). BIMCGL will provide necessary assistance in obtaining API access, if required. Any costs incurred in these activities shall be borne by the SI.
111	Land & Plot Management & Public Facing Portal Page No. 38	GIS based land parcel visualization, with usage for plot size, availability, price band, and usage type.	Kindly clarify whether there is any existing GIS system currently in use. We request you to kindly modify the timeline from End of Month 4 to align with CAPEX considerations.	BIMCGL does not have any GIS system.
112	Payment Milestones, Timelines and Deliverables Page No. 38	Stability of portal - End of Month 4	We request you to kindly modify the timeline from "End of Month 4" to focus on deployment only. Request to Kindly consider.	As per corrigendum

113	Liquidated Damages & Financial Proposal Page No. 40	The penalties levied every quarter shall be capped at 20% of the Quarterly amount. Total penalty however, will be limited to a maximum 10% of the Contract value.	We request you to kindly reduce the total penalty cap from 10% to 5% of the Contract value and the quarterly penalty cap from 20% to 10% of the Quarterly amount to better align with project feasibility and standard practices. Request to Kindly consider.	As per RFP
114	Operations Service Level Page No. 49	Operations Service Level	We request you to kindly modify the penalty cap from 10% of the Contract value to 5% of the Total Contract value. Request to Kindly consider.	As per RFP
115	Pre-qualification (PQ) criteria Page No. 23	The agency must have an average annual turnover of at least ₹25 Crore in the last three (3) financial years (FY 2022-23, FY 2023-24, and FY 2024-25) from IT/ITeS Services.	To encourage broader participation from qualified bidders, we request you to kindly relax the average annual turnover requirement to ₹50 Crore in the last three financial years and allow turnover from general consulting/business instead of restricting it to IT/ITeS Services only. Request to Kindly consider..	As per RFP
116	7.2.1 Pre-qualification (PQ) criteria Page No. 23	Minimum Relevant Experience: The agency must have successfully implemented or be currently executing at least two (2) AI/BI-based technology projects for any State Government/Central Government/Semi-Government/Quasi-Government/PSU within the last Three (3) years from the date of bid submission. The cumulative project cost of these two projects should be at least ₹ 2 Crores.	Kindly clarify the definition of "AI/BI-based technology projects". We request removing the AI/BI-specific requirement and instead consider general IT projects, extending the experience window to the last seven years, and reducing the minimum cumulative project cost to at least ₹1 Crore to include more relevant projects and encourage participation. Request to Kindly consider.	As per RFP
117	Terms of Reference (TOR) Page No. 27	Technical compliance: responsive web + mobile-first design, secure hosting, payment gateway integration, GIS integration, encryption, and audit trails.	Kindly clarify the specific payment gateway to be integrated (e.g., Razorpay, PayU) and who will bear the transaction fees or API costs. Also, confirm if the hosting at BSDC 2.0 includes all infrastructure costs or if the bidder needs to provision additional resources.	The payment gateway shall be provided by BIMCGL, and web-based hosting shall be at BSDC 2.0. Any additional requirements beyond the web hosting server and infrastructure shall be borne by the bidder.

118	Terms of Reference (TOR) Page No. 27	Integration of Email, SMS, and WhatsApp for investment promotion and stakeholder communication (pre & post allotment).	Kindly confirm if the costs for third-party APIs/services (e.g., Twilio for SMS, WhatsApp Business API) are to be borne by the bidder or the department. We request that these be excluded from the bidder's scope and handled by the purchaser.	Email, SMS, and WhatsApp services will be procured and integrated by the System Integrator (SI). BIMCGL will provide necessary assistance in obtaining API access, if required. Any costs incurred in these activities shall be borne by the SI.
119	Terms of Reference (TOR) Page No. 27	The Data Centre (DC) to be used for this project will be provided by the State Government. The Department of Information Technology, Government of Bihar, has a state-of-the-art Data Center (BSDC 2.0) at BELTRON Bhawan, Patna.	Kindly provide details on the specifications of the BSDC 2.0 hosting environment (e.g., server capacity, bandwidth, scalability options) to ensure compatibility with the proposed solution. Confirm if any additional cloud credits or scaling costs will be reimbursed.	Hosting will be provided by BIMCGL as per specification provided by bidder.
120	Operations Service Level Page No. 49	EMS system as deployed in this RFP shall play a critical role in monitoring the SLA compliance and hence will have to be customized accordingly. Purchaser will provide the EMS tool. The selected System Integrator (SI) must integrate the servers with the EMS tool and develop additional scripts (if required) for capturing the required data for SLA report generation in automated way.	Kindly provide details on the EMS tool (e.g., name, version, integration APIs). We request clarification on whether the cost of developing additional scripts is included in the bid or if it will be treated as a change request. Also, confirm the severity levels for SLA violations (high/medium).	The cost of all development shall be borne by the bidder.
121	7.2.3.2 Awarding of Contract Page No. 27	The Contract will be awarded on Least Cost Selection (L1). The bidder quoting the lowest value (including tax) will be awarded the project. In case, there is a tie on the quoted financial bid amount between two or more bidders, the contract will be awarded to the bidder scoring higher Technical Qualification marks.	We propose replacing the Least Cost Based Selection (L1) with Quality and Cost Based Selection (QCBS) using an 80:20 weightage (80% technical, 20% financial) to ensure a balanced evaluation emphasizing quality alongside cost. Request to Kindly consider.	As per RFP

122	Appendix II: Financial Proposal Template Page No. 40	A. CAPEX Components: Investor & Public Facing Portal, Admin Module System, Mobile application development, Security Audit, Training and documentation.	Kindly clarify if the mobile application is to be developed as a native app (Android/iOS) or a progressive web app (PWA). We request to exclude hardware procurement from the scope, as it is provided by the state data center.	The mobile application shall be developed for both Android and iOS platforms. Web hosting shall be provided by the State Data Centre. Any additional infrastructure required for the mobile application shall be borne by the bidder.
123	Invitation for Bids Page No. 7	Earnest Money Deposit (EMD): Bidders shall submit an EMD of INR Two Lacs , 2,00,000/-) either through online mode or in the form of Bank guarantee (in the format specified in Appendix I: Form 3) and should be valid for 6 months from the due date of the RFP.	We request you to kindly reduce the EMD amount to INR 1,00,000 to encourage more participation. Also, confirm if NSIC/MSME-registered bidders are exempted from EMD as per government guidelines.	As per RFP
124	Terms of Reference (TOR) Page No. 27	Overall Scope of Work	We request inclusion of a clause stating that all data and calculations provided or used in the system shall be verified by the department, and the development agency shall not be held liable for any issues arising from inaccuracies in such data or calculations. Kindly confirm.	As per RFP
125	Section 9 – Detailed Scope of Work, Page 32–33	The agency has to develop APIs to enable integration of the portal with IILB, PM Gati Shakti, and other relevant platforms.	Kindly clarify whether BIMCGL will provide the GIS map data (plot boundaries, satellite imagery, and master plan layers) and any existing APIs for integration with external systems (e.g., IILB, PM Gati Shakti, IFMS), or whether the selected agency will be responsible for developing new APIs, digitizing GIS data, and maintaining it.	The bidder is expected to provide/develop GIS platform. The primary data (parcel boundaries and master plan layers) will be provided by BIMCGL; however, if additional data is required, the bidder shall be responsible for creating or updating it.

126	Section G – Development, Maintenance & On-site Manpower Deployment, Page 32	Project Manager should be on-site for discussion and requirement gathering. Other resources may work remotely.	Kindly confirm whether the development, testing, and implementation work can be carried out at the selected agency's development office (off-site) with periodic review meetings and demonstrations at BIMCGL's office.	As per the RFP: During Development & Deployment Phase: One Project Manager and one Programmer shall be deployed at the site. During Operations & Maintenance (O&M) Phase: One Business Analyst/Developer and one Helpdesk Management personnel shall be available on-site. The other resources may be off-site.
127	Section 8.2 – Data Centre Hosting, Page 27–28	The Data Centre (DC) to be used for this project will be provided by the State Government... hosting will be provided by BIADA.	Kindly clarify whether BIMCGL will provide the required hosting infrastructure (server space, domain, SSL certificate, and related licenses) through the Bihar State Data Centre (BSDC 2.0), or if the selected agency is expected to procure these services. If procurement is required, please confirm whether a formal purchase order or authorization letter will be issued by BIMCGL for such purchases.	Domain registration (if required) and SSL shall be purchased and done by bidder. Web hosting will be in state data centre, BIMCGL will provide authorization letter, if required.