



**INDIAN PORT RAIL CORPORATION LTD. on  
behalf of Kolkata Port Trust invites**

**Expression of Interest**

**Invitation for Expression of Interest (EOI)  
for Land Management Information  
System(LMIS) for Kolkata Port Trust Area**

**EOI No: IPRCL/MUMBAI/PROJECTS/KoPT/5/7/LMIS  
December 15<sup>th</sup>, 2017**

**Issued by:**

**INDIAN PORT RAIL CORPORATION LIMITED  
(A Government of India Enterprise)  
4<sup>th</sup> Floor, Nirman Bhavan,  
Mumbai Port Trust Building, M.P.Road,  
Mazgaon (E), Mumbai-400010  
Ph.No.: 022-66566335 Fax No.: 022-66566336  
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**WEBSITE: [http:// www.kolkataporttrust.gov.in](http://www.kolkataporttrust.gov.in)**

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*Invitation for Expression of Interest (EOI) for Land Management Information System (LMIS)*

**Schedule**

Sr. No.	Particulars	Date	Time
1.	EOI e-publication date	<b>15.12.2017</b>	-
2.	Document Download start date	<b>15.12.2017</b>	-
3.	Document Download End Date	<b>29.01.2018</b>	<b>11.30 hrs</b>
4.	Pre-Bid Meeting Date	<b>26.12.2017</b>	<b>15.00 hrs</b>
5.	Submission End Date	<b>29.01.2018</b>	<b>11.30 hrs</b>
6.	EOI Opening Date	<b>29.01.2018</b>	<b>12.00 hrs</b>

## **INDIAN PORT RAIL CORPORATION LIMITED**

### **Invitation For Expression of Interest (Eoi) for Land Management Information System (LMIS) for KoPT**

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**About Indian Port Rail Corporation Limited (IPRCL):** In order to stimulate overall growth of port sector and contribute to economic growth of country, the Government of India has established a Special Purpose Vehicle (SPV), namely Indian Port Rail Corporation Ltd. (IPRCL) in the Ministry of Shipping as a joint venture company between the Major Ports under Ministry of Shipping and Rail Vikas Nigam Limited (RVNL) under the Companies Act 2013. The purpose of the company is to provide efficient rail evacuation system to major ports and enhance their cargo handling capacity, efficiency and throughput.

#### **1. Background of Project**

- i) Kolkata Port Trust (KoPT) is one of the Major Ports under the Ministry of Shipping and is governed by the Major Ports Act. Kolkata Dock System under Kolkata Port Trust has a vast chunk of land to the tune of 4543 acres, spreading across several districts of West Bengal. There are around 3000 tenants including big industries. A good number of such tenancies have historical background dated back more than decades.
- ii) Kolkata Port Trust (KoPT) would like to implement the Land Records Modernisation Programme involving survey/resurvey of land using modern technology, computerization of land records, digitization of maps and integration of all these into a seamless system with the ultimate goal of ushering in the system of conclusive titles with title guarantee.
- iii) IPRCL on behalf of KoPT invites Expression Of Interest (EOI) for following:
  - (a) Make a complete inventory of all the estate of KoPT by way of surveys, field visits, maps, aerial mapping, use of existing records and other material*
  - (b) Digitization of all the records pertaining to lease, license agreement with the land/structure parcels & Integration of all the above information into one module for complete estate management system for KDS & KoPT*
- iv) The details including the objectives, scope of work and deliverables of the study, alongwith the terms and conditions are given in this document.
- v) Interested institutes/organizations with good experience in the field should submit requisite documents on above two subjects mentioned at (iii) above alongwith the Expression of Interest to Indian Port Rail Corporation Ltd, 4<sup>th</sup> Floor, Nirman Bhavan, MbPT Building, M.P.Road, Mazgaon (East) Mumbai- 400614

- vii) IPRCL/KoPT reserves the right to accept or reject any offer without assigning any reason. No applicant shall be entitled for any compensation whatsoever for rejection of his application.

## **2. Objectives**

The objective is to do a complete inventory of all the estate of KoPT by way of surveys, field visits, use of existing records and other materials. EOI from Indian agencies are invited which shall also involve digitization of entire records with GIS and digital mapping.

## **3. Scope of Work**

The scope of work will broadly include the following:

### **I. Validation of Land Records and Data migration:**

- i) Mapping of KoPT land/structures with the help of surveys, field visits, maps, aerial mapping, use of existing records and other material and its authentication by local land authorities.
- ii) Old data migration basis ratification and sanitization on physical survey and boundary alignment
- iii) Flagging of land parcels/plots under litigation. Identification of parcels with encroachments, etc.
- iv) The project shall involve scanning, digitizing and geo-referencing of the land plans , Layout Plans, Master and Land use Plan, Generation of Automation of Land Records, Spatial digital maps with due authentication, web enabled GIS and digital mapping.
- v) The non-spatial attribute information shall be captured and stored in RDBMS (Oracle) and linked with the spatial map data.
- vi) Linking of various lease, license agreement with the land/structure parcels and thus updating and thereafter preparation of regular dues statement and various reports.
- vii) Study of the revenue bill generation and collection process and make it user friendly and digitize the same including e payment through a gateway or other means .

The consultant is expected to compile details of each land / quarter / Built-Up Area (BUA) in a consumable format. The consultant is expected to undertake data migration as per the existing software.

**II. Structure Due Diligence:**

- i) Inspection of existing structures and documentation of inventor.
- ii) Identification of physical features / obsolescence / dilapidated / vulnerable structure.
- iii) Identify hazard levels of inventory
- iv) Identification of activities and cost to secure structures
- v) Additional requirement shall involve 3D visualization and volumetric data of the existing buildings and approved buildings with horizontal and vertical accuracy

**III. Asset Monetization Strategy**

- i) Identification of Highest and Best use for the land parcels owned by KoPT
  - a. Understanding of land portfolio, including those under litigation
  - b. Identification of land use and propose uses within the current zoning
  - c. Suggest changes in zoning for better utilization of land
  - d. Suggest guidelines for land disposal basis development potential
  - e. Identify top 10 – 20 priority litigation cases
- ii) Identify assets for monetization – short term, medium term as well as long term monetization strategy
  - a. Identify implementation strategies for asset monetization - JV/JD, Self-development, Long term lease, etc
- iii) Provide broad level Masterplan for the proposed development of the estate
- iv) Value assessment of the Estate Portfolio
- v) Identification of other revenue generating sources – rents on advertisements, local temporary use, etc.
- vi) Suggest policy and procedural changes for improving and optimization of revenue.

**IV. Bid Process Management for Estate Division, KDS, KoPT for 02 (two) years**

- i) Preparation of standard bid / tender documents.
- ii) Obtaining approval of Competent Authority of KoPT on such bid / tender documents.
- iii) Conducting of pre-bid meetings, preparation of Minutes, etc.
- iv) Processing and evaluation of bids, as per tender terms & conditions and preparation of Minutes of Tender Committee Meetings, Land Allotment Committee Meetings of KoPT, etc.
- v) Issuing offer letters for allotment upon taking approval of Competent Authority of KoPT.

#### **4. Conditions**

- i) No fee is payable by the agencies submitting the EOI.
  - ii) The consultant shall make use of the already available data, digital records and software to the extent possible.
  - iii) To enter data pertaining to each tenant occupying different plots in a format, which is exportable to other database formats and can be imported/migrated to Estate Systems Module (MIS)
  - iv) Examine and correlate documentary records from files with the data and highlight difference.
5. Reputed Indian agencies with past experience of similar work mentioned in Scope of Work above at Item No.3 in last Seven years can submit their Expression of Interest as per the format given in the Annexure-2.
6. Interested agencies shall include the supporting documents and details provided under Annexures 1 to 4 along with their Expression of Interest (EOI) submissions. Applications for EOI must be clearly marked **“Invitation for Expression of Interest (EOI) for Land Management Information System for Kolkata Port Trust Area”** and be submitted along with relevant documents not later than **11.30 hrs on 29.01.2018** in sealed envelope at the boxes provided at Indian Port Rail Corporation Ltd, 4<sup>th</sup> Floor, Nirman Bhavan, MbPT Building, M.P.Road, Mazgaon (East) Mumbai- 400614
7. Address for any further clarifications:  
4<sup>th</sup> Floor, Nirman Bhavan,  
Mumbai Port Trust Building, M.P.Road,  
Mazgaon (E), Mumbai-400010  
Ph.No.: 022-66566335 Fax No.: 022-66566336  
Email id: [iprc Mumbai@gmail.com](mailto:iprc Mumbai@gmail.com)
8. IPRCL/KoPT reserves the right to call RFP from any/all the EOI Submission & also from any other Agency who may not have participated in the EOI. The EOI document does not constitute any binding offer or an agreement by IPRCL/KoPT. The EOI document may be withdrawn or cancelled by IPRCL/KoPT at any point of time during the process, without assigning any reasons thereof.
9. Neither IPRCL/KoPT nor its employees, consultants, advisors accept any liability or responsibility for the accuracy or completeness of, nor make any representation or warranty, express, or implied, with respect to the information contained in the EOI, or on which the EOI is based. The content stated in the notice is for information purpose only, however, the interested entities shall collect the data and analyze the information

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independently at its own cost to assess the viability of the project. Nothing in the notice of EOI should be relied on, as a promise or representation as to the future.

10. The Applicant shall bear all its costs associated with or relating to the preparation and submission of the EOI including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Authority or any other costs incurred in connection with or relating to its EOI.
11. The interested entities should apply with following details & relevant supporting documents:-
  - i. Annexure 1: Details of the Agency.
  - ii. Annexure 2: Past Experience of Similar Works.
  - iii. Annexure 3 : Financial Credentials
  - iv. Annexure 4 : Project and Technology Management
  - v. Any other related information.
  - vi. Total Project cost (with Break up)
12. Further information about KoPT can be found on website [www.kolkataporttrust.gov.in](http://www.kolkataporttrust.gov.in)

**Managing Director  
IPRCL**

## Annexure-1

### Details of the Agency

Please provide details of the Agency which is submitting an Expression of Interest for the project

Name of Agency	Legal Status (Company / Private/Public/Partnership /Limited/LLP/Proprietorship,etc)	Date of Establishment (MM/YYYY) Format	Registered office & Corporate office address, contact Coordinates	Contact Details of Designated Representatives				
				Name	Designation	Address	Phone	Email
1	2	3	4	5	6	7	8	9

Note:

1. Electronic copy of the details of the Agency in the same template as indicated above in MS Excel format should be enclosed along with the EOI in a compact disc (CD) / digital versatile disk (DVD)



**Annexure-2**

**Experience in Scope of Work mentioned at Item No.3 above  
in last 7 years.**

1. Please provide details of projects that you have completed or are in the stage of operation in the last 7 years in the format provided below (mentioned projects in descending order of capacity):

Sr. No.	Particulars	Description
1.	Name of the Client / Public Authority	:
2.	Description of the Project	:
3.	Public Private partnership (PPP)/any other	:
4.	Model used in the project (if applicable)	:
5.	Date of completion of the project (in MMY format)	:
6.	Scale of the project (in acres)	:
7.	Cost of the project in Rs. In Lakhs	:
	Does the scope of work include surveying as per Item	
8.	1.(iii) (a) of this document (Y/N)	:
8.1	If Yes, details of the method and operations	:
	Does the scope of work include surveying as per Item	
9	1.(iii) (b) of this document (Y/N)	:
9.1	If Yes, details of the method and operations	:

**Note:-**

1. Use separate sheets for each individual project.
2. "Name of the Client / Public Authority" (Column 1) should include
  - a. Name(s) of the Client's legal Agency(s) for which the work was executed.
  - b. Contact details (including Name, Designation, Address, Phone Number, Fax and Email) of the key client personnel who was in charge of the monitoring the work done on the project by the private Agency providing the Expression of Interest
3. "Description of the Project" (Row No. 2) should include details of the work done.
4. Brief write-up on the methodology & technology used should be enclosed separately for each of the projects indicated above.
5. Electronic copy of the completed project details in the same template as indicated above in MS Excel format should be enclosed along with the EOI in a compact disc (CD) / digital versatile disc (DVD)
6. The private Agency shall provide any supporting documents which enhances the clarity of the scope of work for the projects (including performance certificates) indicating above.

**Annexure-3**

**Financial Capability**

1. Please provide details for the last three (03) financial years (mentioned in the reverse chronological order i.e. latest financial year as the first row)

<b>Financial year period</b>  <b>(From MMDDYY to MMDDYY)</b>	<b>Turnover in</b>  <b>Rs in Crores</b>	<b>EBITDA in RS</b>  <b>In Crores</b>	<b>PBT in Rs.</b>  <b>In Crores</b>	<b>Net-worth in</b>  <b>Rs in Crores</b>	<b>Net Cash Accrual in</b>  <b>Rs in Crores</b>

**Notes:**

1. Use Separate rows for details for each separate financial year
2. EBIDTA is Earnings Before Interest Taxes Depreciation and Amortisation
3. PBT is Profit Before Tax
4. Net-Worth is defined as : [(Subscribed and Paid-up Equity + Reserves) less (Revaluation reserves + miscellaneous expenditure not written off + reserves not available for distribution to equity shareholders).]
5. Net Cash Accruals shall mean Profit After Tax + Depreciation.
6. Enclose financial statements and annual reports for the last three financial years audited by the Statutory Auditor.
7. Electronic copy of the completed project details in the same template as indicated above in MS Excel format should be enclosed along with the EOI in a compact disc (CD) / digital versatile disc (DVD)

**Annexure-4**

**Project and Technology Management**

Please provide the following details to help us understand your project and technology management plan

1. Methodology proposed for the project:
2. Technology proposed for the project:
3. O&M Plan for the project
  - a. Details of manpower requirements (skilled and unskilled separately) and plans for sourcing such manpower locally for the project.
4. Implementation plan
5. Assessment of the key risks perceived by the Agency on the project
6. Possible risk mitigation mechanisms
7. Expectations of the private Agency from IPRCL/KoPT

The Agencies shall provide any supporting documents which enhance the clarity of the project, methodology, technology, management and strategy.