

**CLARIFICATION OF PRE-BID QUERY FOR IMPROVEMENT OF PROPERTY TAX**

RFP Ref.	RFP Details	Comments/Suggestions	Clarifications
7.2	<p><b>Task I- Increase Coverage to at least 90%:</b></p> <p>i) Identify un-assessed and under assessed properties by:</p> <p>a) Sample door to door survey (quantum to be decided by the ULB) and/or</p> <p>b) Cross verification of existing property tax records with data sets from other sources including other municipal departments(e.g. Building Permission, Trade Licensing, Factory Licensing etc.),, other public utilities (e.g. Electricity, Industries, Town Planning etc.) and other publicly available maps etc.; identification of likely missing properties in property tax register</p>	<p>We request the authority to specify the quantum of sample survey envisaged under the current engagement. Our experience suggests that a sample size of around 5-10% percent of existing properties is sufficient to capture the extent of unassessed properties.</p>	<p>No Change, Kindly refer RFP norms 7.2</p>
7.2	<p><b>Task I- Increase Coverage to at least 90%:</b></p> <p>iii. Estimation of total demand for property tax based on updated property tax register</p>	<p>Reference to the listed clause, we understand following:</p> <ol style="list-style-type: none"> <li>1. Property tax demand will be estimated for the sample door to door survey data.</li> <li>2. City level estimate will be projected based on the sample survey data.</li> </ol> <p>Please clarify.</p>	<p>No change as per RFP norms.</p>

*[Handwritten Signature]*


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7.2	<p><b>Task I- Increase Coverage to at least 90%:</b>                  b) Cross verification of existing property tax records with data sets from other sources including other municipal departments(e.g. Building Permission, Trade Licensing, Factory Licensing etc.),, other public utilities (e.g. Electricity, Industries, Town Planning etc.) and other publicly available maps etc.; identification of likely missing properties in property tax register</p>	<p>We request you to kindly clarify if there is any base map available for utility mapping? If yes, what would be the resolution or level of data.                  Also, would the VMC provide the data or facilitate in the collection of the data?</p>	<p>No Base Map is available, Preparation of GIS base map on 1:1000 scale For Varanasi Municipal Corporation.</p>
7.3	<p><b>Task II- Computerization:</b>                  II. Computerization of the complete property tax assessment records including Demand and Collection registers after cross verification with Survey Data and data sets from other sources including other utilities so as to create a complete updated data base of the properties.</p>	<p>We understand that VMC has already undertaken efforts to digitalize its property tax system through online payment system and property tax records. Please clarify. Also clarify on the status of existing integrated property tax software. Does the current engagement envision development of a software system and a mobile application?</p>	<p>Yes, we are implying property tax through online Payment. No we don't use any mobile application.</p>
17.7 and 17.9	<p><b>The Proposals must be submitted no later than:</b>                  Date: 28.03.2017                  Time: 14:00 hrs</p>	<p>We would request the Authority to kindly extend the submission due date and allow us at least 14 days from the issue of response to our queries.</p>	<p>No Change</p>
7.5	<p>Based on the sample size of 10% it is requested that the delivery schedule (Section 7.5, Page 49 of RFP) should be distributed in 18 months.</p>		<p>No Change</p>
7.6.1	<p>There is a mismatch in Key Expert's positions defined in section 21.1 (Section 2. Instructions to client)</p>		<p>No Change as per RFP only.</p>

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<p>and section 7.6.1 (Core Team). As per the section 21.1, three key positions (Team Leader, IT Professional &amp; Legal Expert) are mentioned but in section 7.6.1 the Minimum Qualifications &amp; Skills are defined for the position of Team Leader, IT Professional and MIS Expert/Data Analyst. We understand that both Legal Expert and MIS Expert / Data Analyst may be required for this project. Therefore request you to provide the minimum Qualification &amp; Skills are not defined for Legal Expert</p>		
<p>We request you to please extend the date of bid submission from 28-March-2017 to 06-April-2017.</p>		<p>No change in Date, As mentioned in RFP only.</p>

  
MUNICIPAL COMMISSIONER  
VARANASI MUNICIPAL COMMISSIONER