

# Due Diligence Report

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New 132kV Grid Station Barki DHA Phase VIII

April 2017

## PAK: MFF – Power Distribution Enhancement Investment Program (Tranche 3)

Prepared by Lahore Electric Supply Company, Punjab for the Asian Development Bank.


## NOTES

- (i) The fiscal year (FY) of the Government of the Islamic Republic of Pakistan and its agencies ends on 30 June.
- (ii) In this report “\$” refer to US dollars.

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**Re: Fw: Letter n Report DDR barki**   
**Jose Tiburcio Nicolas** to: Liaqat Ali  
Cc: Ehtesham Z. Khattak, Nurlan Djenchuraev, Safia Shafiq

21/04/2017 10:21 AM

Dear Liaqat sb,

I have read the DDR and endorse it for acceptance and uploading on the ADB website for disclosure. Once the IEE for this GS has been reviewed and cleared by our environment colleagues, we can already recommend the complaint to be considered resolved and closed.

Regards,

Tito S. Nicolas

Senior Social Development Specialist (Safeguards)  
Pakistan Resident Mission  
North Wing Level 8, Serena Office Complex  
Khayaban-e-Suhrawardy, G-5, Islamabad, Pakistan  
email: jnicolas@adb.org  
+92 51 2600351-69/ 208 7300 ext 219  
+92 305 9419662 (mobile)



Liaqat Ali

Dear Tito: Please review the attached DDR and...

21/04/2017 08:37:32 AM

From: Liaqat Ali/PRM/ADB  
To: Jose Tiburcio Nicolas/CWRD/ADB@ADB  
Cc: Ehtesham Z. Khattak/PRM/ADB@ADB  
Date: 21/04/2017 08:37 AM  
Subject: Fw: Letter n Report DDR barki

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Dear Tito:

Please review the attached DDR and provide your comments and/or clearance for disclosure.

Regards,

Liaqat Ali, Project Analyst, Pakistan Resident Mission  
Level 8, North, Serena Office Complex, G-5, Islamabad/Pakistan  
Tele: (92-51) 2600351-69/2087210 Fax: (92-51) 2600365-66/2087397-98  
email: lali@adb.org.

----- Forwarded by Liaqat Ali/PRM/ADB on 21/04/2017 08:36 AM -----

From: Muhammad Usman <uniqueromi@yahoo.com>  
To: "jnicolas@adb.org" <jnicolas@adb.org>  
Cc: Liyaqat Ali <lali@adb.org>  
Date: 20/04/2017 12:17 PM  
Subject: Fw: Letter n Report DDR barki

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Respected sir

Please find enclosed herewith the DDR of new site of 132kv Barki grid Station Phase VIII for your kind perusal please

Regrads

Muhammad Usman

Deputy Manager(E&S) PMU LESCO

On Wednesday, 19 April 2017, 12:26, zartashia mazhar <zartashia2010@yahoo.com> wrote:

Attached please find herewith DDR for 132 kV Barki VIII and letter issued with the signature of C>E Development for onward submission to ADB please.

Regards

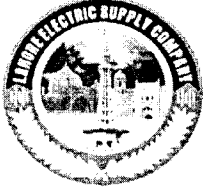
**Zartashia Mazhar**

**Social Development Officer**

**PMU LESCO**



DDR (1).pdf DDR Barki New T BLock DHA VIII.docx



**LAHORE ELECTRIC SUPPLY COMPANY**  
**Office of the Chief Engineer Development PMU LESCO**  
132 – kV, Qurtaba Grid Station Complex, Bahawalpur Road Lahore  
Landline: 042 99214410; Fax: 042 – 99214412  
Email: [cedev@lesco.gov.pk](mailto:cedev@lesco.gov.pk)

No. 6608-11 C.E (Dev)/DM (E&S)/02

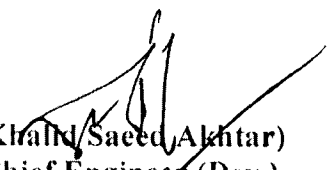
Dated: 12 / 04/ 2017

To

Mr. Zheng Lei,  
Energy Specialist  
Pakistan Resident Mission  
Asian Development Bank  
Level 8, North Wing, Serena Office Complex,  
Khayaban-e-Suhrawardy G-5, Islamabad, Pakistan

**Sub: Draft Due Diligence Report (DDR) of 132 kV Barki DHA VIII Grid Station**

Please find enclosed herewith Draft Due Diligence Report DDR of 132 kV Barki DHA VIII Grid Station T-III for approval please.

  
(Khalid Saeed Akhtar)  
Chief Engineer (Dev.)  
PMU LESCO

Info:

1. General Manager Technical LESCO.
2. Mr. Tito.S.Nicolas Senior Social Development Specialist Level 8, North Wing, Serena Office Complex, Khayaban-e-Suhrawardy G-5, Islamabad, Pakistan.
3. Liaqat Ali Project Analyst Level 8, North Wing, Serena Office Complex, Khayaban-e-Suhrawardy G-5, Islamabad, Pakistan.
4. Master File

**Islamic Republic of Pakistan**

In Association with

**Asian Development Bank (ADB)**



**Pakistan Power Distribution Enhancement MFF Project**

**Tranche III**

**Loan No.2972- PAK**

**New 132 kV Grid Station Barki DHA Phase VIII**

**Due Diligence Report**

**March 2017**

**Lahore Electric Supply Company  
(LESCO)**

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## **List of Abbreviations**

ADB	Asian Development Bank
AP	Affected Persons
DISCOs	Distribution Companies
EA	Executing Agency
LESCO	Lahore Electric Supply Company
MFF	Multi-tranche Financing Facility
MoWP	Ministry of Water & Power
PEPCO	Pakistan Electric Power Company
ROW	Right of Way
WAPDA	Water and power Development Authority



# **Due Diligence Report**

## **132 kV Barki DHA Phase VIII Grid Station**

### **A. PROJECT OVERVIEW**

1. The Government of Pakistan (the Government) has requested the Asian Development Bank (ADB) to support the Power Distribution Enhancement Investment Program (the Investment Program) and provide financing through a multi-tranche financing facility (MFF) for \$810 million over 10 years. The Investment Program is designed to provide grid-connected customers with adequate and reliable supply of electricity. The rehabilitation, augmentation, and expansion of the eight power Distribution Companies (DISCOs) will increase the reliability of supply to residential, agricultural, commercial, and industrial customers in Pakistan. A reliable electricity supply will lead to social and economic benefits and improved conditions for schools, hospitals, and other social services.
2. This Investment Program will (i) improve power distribution infrastructure through system rehabilitation, augmentation, and expansion; and relieve the power system from distribution bottlenecks and constraints; (ii) enable continued operation and maintenance in accordance with best international practices; and (iii) commercialize DISCO operations. Specifically, (i) DISCOs will adhere to regulatory requirements and comply with regulated security standards; (ii) about 12,000 gigawatt-hours (GWh) of additional energy is forecast to be supplied through the national grid annually; (iii) the system will be upgraded to meet peak demand, with electricity outages significantly reduced; and (iv) 30 million additional people will have access to electricity from the national grid by 2018.
3. Pakistan Electric Power Company (PEPCO) has been nominated by Ministry of Water and Power (MOWP) to act as the Executing Agency (EA) with each DISCO being the Implementing Agency (IA) for work in its own area. PEPCO's role in the processing and implementation of the investment program is that of a coordinator.
4. Lahore Electric Supply Company (LESCO) implemented the Tranche-III program which included construction of 05 new grid stations along with feeding Transmission Lines, augmentation and extension works at 12 Grid stations.
5. The Barki road substation and transmission line subproject comprises of 132 kV sub station named Barki road (DHA phase VIII) Grid station. Land is provided by DHA society. Lahore School of Economics is also present at a distance of 0.5 Km. Approximately 0.5km long transmission line will be constructed. There is main boulevard of DHA and minor water channel in east of grid station land at a distance of approx 200 ft, green fields of DHA farm land in west & north while towards south of grid station land is a 40 ft wide road and residential plots are across the road at approximate

distance of 70 ft. A village is also situated about at a distance of 1500 m from the site in south. It involves no land acquisition and cutting of vegetation. Total area of grid station land is 32 *kanals*.

## **B. Background**

6. During last two or three decades due to exponential increase in population, the city of Lahore has been expanding in all possible directions. As a result numbers of new luxuries townships are being established by various housing and estate development companies by owning and converting the formally fertile agricultural lands into housing societies, in turn expanding the city of Lahore.
7. Defence Housing Society is one of the same developing townships, which is 2 km away from Cantt and the centre of Lahore city. Electric Power supply from the existing 132 kV DHA phase 6, Lahore is already facing difficulties in meeting the existing power demands of communities, and is thus, envisaged to be unable to serve the developing phases. Hence, LESCO has planned a separate a 132 kV grid station for new phases, for which the management of DHA has taken a lead by providing land for the new grid station.

## **C. The Subproject**

8. The SP covers only the construction of and installation works in 132 kV grid station at DHA Phase VI Barki Road. Approximately 0.3 km long incoming transmission line is constructed for connecting the new grid station Tee-off from existing 220 Ghazi-DHA phase 7 No. 2 transmission lines.

## **D. Purchase of Land**

9. The DHA had provided a total area of 32 *kanals* to LESCO. To overcome the future power crises, DHA approached LESCO and allocated a plot measuring 32 *kanals* for a new 132 kV grid station. This site was selected for being the closest possible points (only 0.3 km) to connect the existing 132 kV transmission line from Ghazi grid station.
10. Initially, this piece of land was voluntarily offered by the Defense Housing Authority Lahore to LESCO. LESCO has already taken possession of land and constructed a boundary wall, while awaiting release of fund from ADB for the required construction and installation works for the planned 132 kV grid station at Barki Road.

## **E. Potential Social and Resettlement Impacts**

11. No purchase of land, dislocation of people or loss of crops or other assets is involved for the construction of grid station as well as transmission line. As the total land was initially purchased by DHA from original Land owners against their free will and against openly negotiated market price. Similarly DHA voluntarily offered the land measuring 32 Kanal to LESCO for the construction of 132 kV grid station ensuring reliable power supply to

their clients. ROW for construction of feeding Transmission Line will be provided by DHA and no loss of crops, vegetation and assets is involved.

12. E&S cell PMU and external monitors will be responsible for monitoring & implementation activities regarding E&S safeguards.

## **F. Due Diligence**

13. As there are no affected persons (APs) and no compensation payment is involved, the preparation of a LARP for this SP is not required and hence this brief due diligence report has been prepared to documentary requirements of both the LESCO and Asian Development Bank.

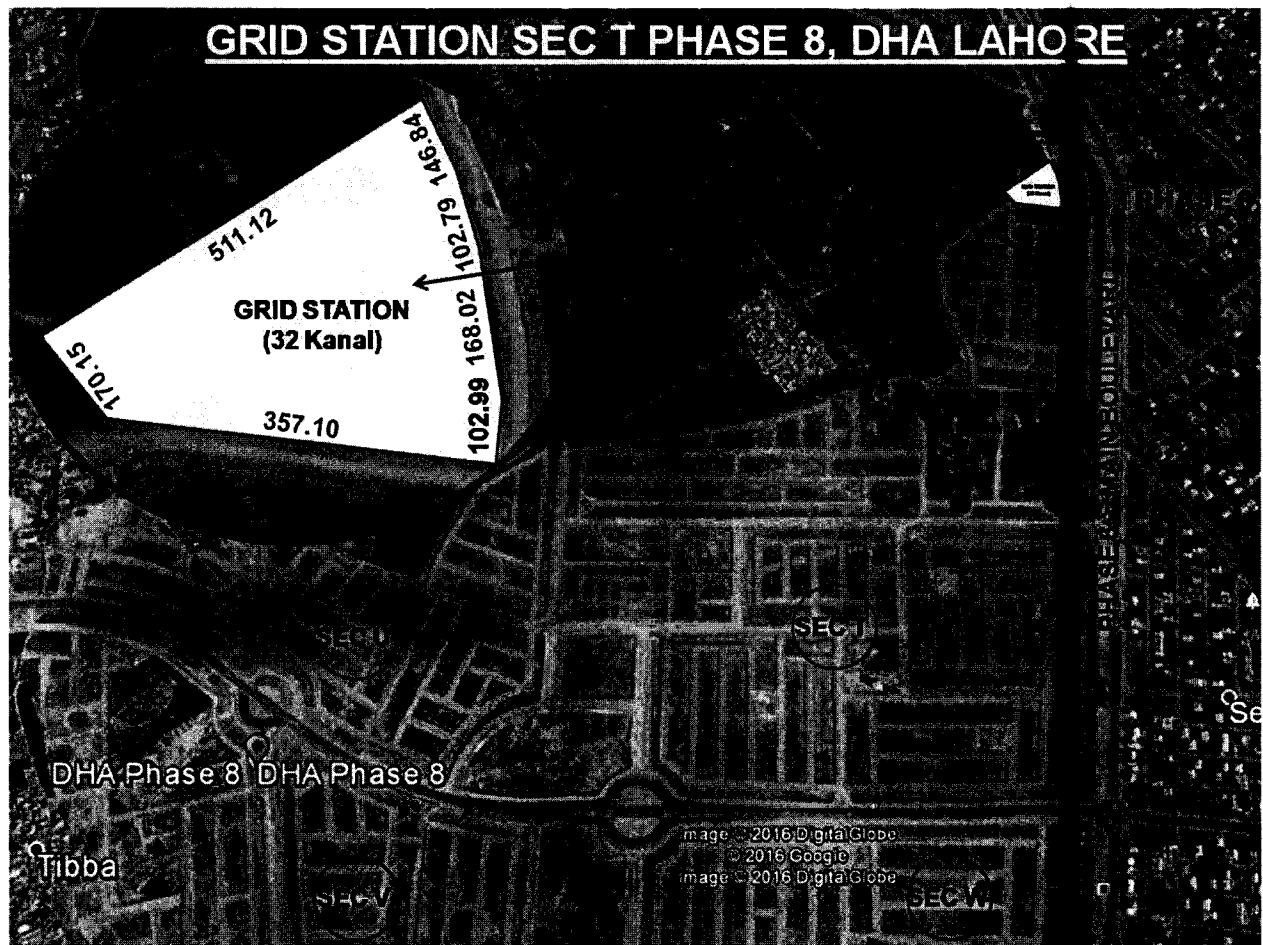
## **A. Community Consultations**

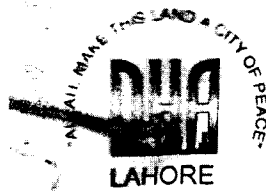
14. LESCO E&S team approached and consulted different stakeholders including local community, management of Lahore School of Economics and DHA representative and field staff. All the stakeholders showed their consent and satisfaction regarding the construction of grid station on the land provided by DHA. No negative comment was reported during consultation. Detail regarding public consultation is given in Annexure A. Photographs and map of grid station site and public consultations are also given in Annexure B.

**Annexure A**  
**Public Consultation held on March 01 & 14, 2017**  
**List of Participants in Consultation Sessions**

<b>Sr.No.</b>	<b>Name of participants</b>	<b>Address</b>
<b>1</b>	Dr.Shahid Amjad Chaudhry	Lahore School of Economics
<b>2</b>	Major (Rtd) Asghar javed Shirazi	Lahore School of Economics
<b>3</b>	Engr Tariq Rahman jehangiri	Additional Director (Elec) DHA Head office
<b>4</b>	Mr.Kafayat ullah Paracha	DHA Head office
<b>5</b>	Allah Wasaya	Land Owner Heera Singh/DHA Phase VIII
<b>6</b>	Allah Yar	Tenant Mauza Heera Singh
<b>7</b>	Muhammad Shafiq	Tenant Mauza Heera Singh
<b>8</b>	Muhammad Ayaz	Sub Engineer DHA
<b>9</b>	Muhammad Shahzad	Surveyor DHA
<b>10</b>	Juma Khan	Land owner pangali Village
<b>11</b>	Iftikhar Ali	Land owner Heera Singh Village
<b>12</b>	M.Shahzad	Heera SinghVillage/DHA VIII
<b>13</b>	M.Hassan	Gindra Village
<b>14</b>	CH.Liaqat Ali	Gindra Village

# Site Map of 132 kV Barki Grid Station DHA VIII





**DEFENCE HOUSING AUTHORITY**

Office Complex, 'Y' Block

Commercial Area, Phase-III

Lahore Cantt

Telephone No: 042-99264266

No. T-125/1 Phase-8C

13 November 2013

CP-12  
11

To: Lahore Electric Supply Company (LESCO)  
22-A, Queens Road  
Lahore

Subject: Allotment Letter – Grid Station Phase-VIII DHA Lahore

1. The Management of DHA Lahore is pleased to allot land measuring 32 Kanals to LESCO for the construction of Grid Station, offices and staff residence as under:-

a.	Plot No	<u>125/1</u>
b.	Sector	<u>T</u>
c.	Phase	<u>8C</u>
d.	Size	<u>32 KANAL 0 MARLA 0 SQFT</u>

2. The plot / land will be used only for the construction of Grid Station, offices and staff residence. LESCO shall not be authorized to sell this land, however, can only be used for purpose relating to LESCO Grid Station.

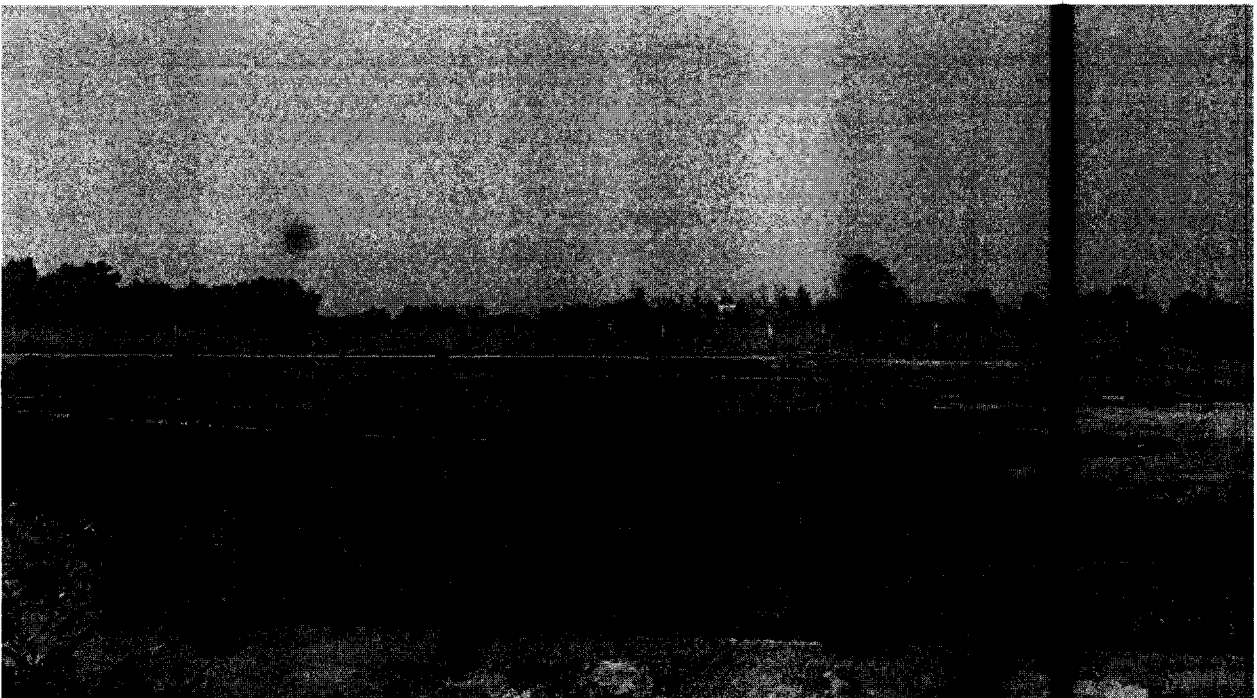
3. LESCO shall abide by the bye-laws of DHA in true letter and spirit.

4. Possession letter issued by DHA vide letter No 408/10/E/Wapda/Grid Station dated 17 Sep 2013 will become part of this allotment letter.

*Adil Jahan*  
Col (Retd)  
Director Transfer & Record  
(Adil Jahan)

**Photographs of Grid Station Site and Public Consultation**

**Grid Station Land's boundary wall is shown in pictures**



**132 kV Transmission line passing near grid station site**

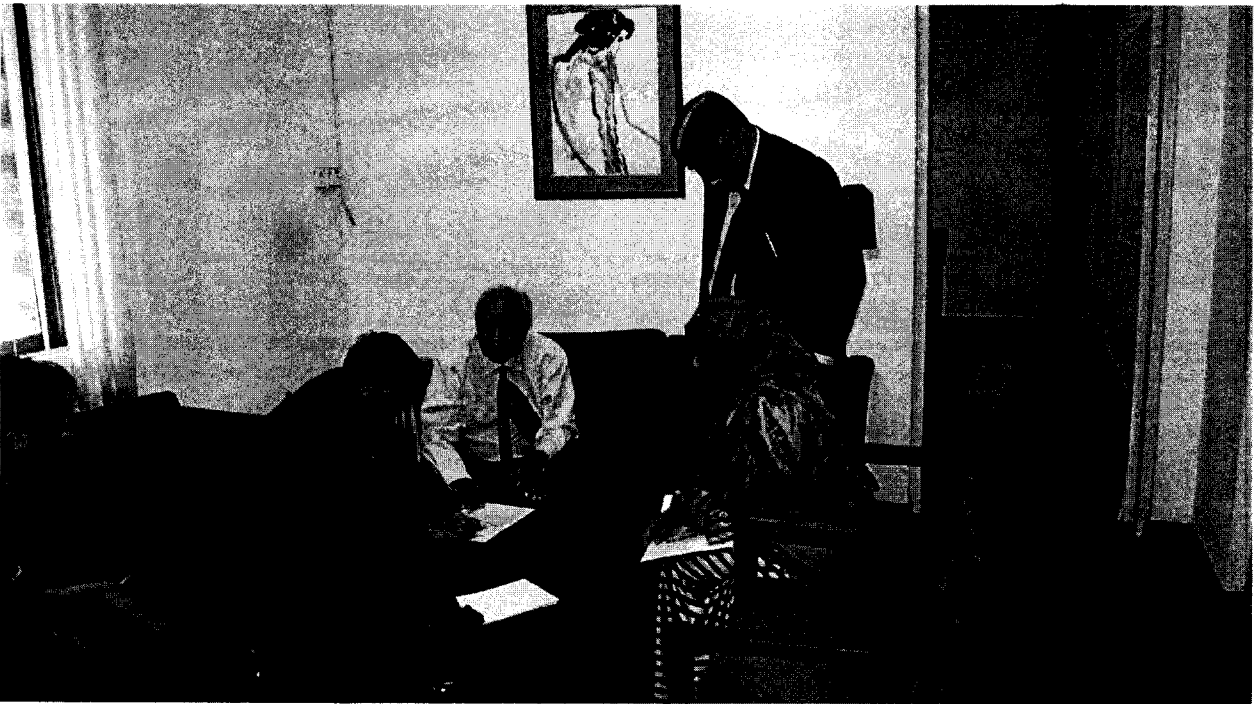




## Photographs of Public Consultation

### Consultation with management of Lahore School of Economics





## Consultation with Management of DHA



**On Site Consultation with Community & DHA Field Staff**

