

Due Diligence Report

132 kV GIS Grid Station Punjab University

December 2016

PAK: MFF – Power Distribution Enhancement Investment Program (Tranche 4)

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: DDRs of Punjab university and Underground cable ofShalamar 

Jose Tiburcio Nicolas to: Liaqat Ali

15/12/2016 06:36 AM

Cc: Ehtesham Z. Khattak, Zhang Lei

Dear Liaqat sb,

I have reviewed both DDRs. Both reports confirmed that there will be no IR impacts from the two proposed subprojects and appropriate consultations have been conducted with key stakeholders. I endorse acceptance of these documents and uploading to the ADB website for disclosure. I also endorse clearance of the two subprojects with regard to social safeguards.

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: For your review and comments please.

06/12/2016 03:53:29 PM

From: Liaqat Ali/PRM/ADB
To: Jose Tiburcio Nicolas/CWRD/ADB@ADB
Cc: Zhang Lei/CWRD/ADB@ADB, Ehtesham Z. Khattak/PRM/ADB@ADB
Date: 06/12/2016 03:53 PM
Subject: Fw: DDRs of Punjab university and Underground cable ofShalamar

Dear Tito:

For your review and comments please.

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 06/12/2016 03:52 PM -----

From: Muhammad Usman <uniqueromi@yahoo.com>
To: Liyaqat Ali <lali@adb.org>
Cc: "zlei@adb.org" <zlei@adb.org>
Date: 06/12/2016 03:45 PM
Subject: Fw: DDRs of Punjab university and Underground cable ofShalamar

Respected Sir
As desired please
Regards
Muhammad Usman
Deputy Manager Environment LESCO

Sent from Yahoo Mail on Android

On Tue, Dec 6, 2016 at 3:29 PM, Muhammad Usman
<uniqueromi@yahoo.com> wrote:

Respected sir

Please find enclosed herewith the DDRs of Punjab university and Underground cable of 220 Shalamar GridStation to Shalamar II after incorporate the necessary changes suggested by Ms SMEC for your kind perusal please

Regards
Muhammad Usman



Deputy Manager Environment LESCO DDR Punjab University GIS (1).docx DDR Shalamar.docx

Islamic Republic of Pakistan

In Association with

Asian Development Bank (ADB)



Pakistan Power Distribution Enhancement MFF Project

Tranche IV (Saving Component)

New 132 kV GIS Grid Station Punjab University

Due Diligence Report

December 2016

**Lahore Electric Supply Company
(LESCO)**

Table of Contents

List of Abbreviations

A. The Subproject

B. Purchase of Land

C. Due Diligence

D. Community Consultations

List of Abbreviations

ADB	Asian Development Bank
AP	Affected Persons
DISCOs	Distribution Companies
D/C	Double Circuit
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
TEPA	Traffic Engineering Planning Agency
LDA	Lahore Development Authority
WAPDA	Water and power Development Authority
WASA	Water and Sanitation Agency

Due Diligence Report

New 132 kV GIS Grid Station Punjab University

The subproject comprises of 132kV GIS substation named Punjab University Grid station which has been included in saving component of T-IV for ADB's financing while feeding transmission line will be constructed by LESCO through own resources. The land for Punjab University grid station (GIS) measuring 5 Kanal (0.253 hectare) is provided by University of the Punjab on lease basis to LESCO for 99 years and no adverse socio-economic impact will be on any squatters or encroachers. The land for grid station is in the possession of LESCO and boundary wall has been constructed. It involves no land acquisition and cutting of vegetation.

Background

1. The construction of GIS grid station in Punjab University has been proposed to meet with the present and future demand of electricity of The University of Punjab and its adjoining area. This grid station will cater the increasing electricity demand of Punjab University due to development of more departments and hostels. Moreover, it will help to distribute the electricity to adjacent area of Garden Town as the electricity demand has been increased due to exponential increase of business centers, hotels/restaurants, schools & colleges and population of the area. In the absence of this grid station, the academic departments, offices and residential area of University of Punjab and settlements, institutions & businesses in the adjoining areas will face frequent load shedding and voltage irregularities.

A. The Subproject

2. The SP covers only the construction of and installation works in 132 kV GIS grid station at Punjab University. This grid station will be connected to already existing 132 kV NKLP-Model Town-Garden Town transmission line by constructing 532 meter long T/Line through LESCO 's own resources. ROW will be provided by Punjab University and proposed T/Line route will pass along the boundary wall and open ground of Punjab University.

B. Purchase of Land

3. The University of Punjab had provided a total area of approximately 5 Kanals (0.253 hectare) to LESCO. To overcome the future power crises, the University of Punjab approached LESCO and allocated a plot measuring 5 kanal for a new 132 kV GIS grid

station. This site was selected for being the closest possible points (only 532 meter) to connect the existing 132 kV transmission line NKLP-Model Town-Garden Town.

4. This piece of land was voluntarily offered by the University of Punjab to LESCO on lease basis for 99 years. MOU between LESCO and Punjab University was signed on 2nd October' 2009 and approved by Punjab University on 13-11-2009 vide notification (Annexure B). 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 of Grid Station.

C. Due Diligence

5. The total land was initially the property of University of the Punjab for many decades and has been voluntarily given to LESCO and is located within the boundary wall of Punjab University. 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 ADB.

D. Community Consultations

6. Consultation session was carried out at the proposed site with the local community/persons of Kachi Abadi of university employees, nearby shops, university hostels and management. Community inhabitants express excitement and satisfaction over the upcoming subproject, which they feel would ensure uninterrupted and reliable power supply for their domestic and commercial use. Management of Punjab University has also required LESCO to construct this grid station on priority basis. No negative comments were reported during the consultation session. List of participants of Public Consultations is given in Annexure A.

Annexure A
Public Consultation held on August 10, 2016
List of Participants in Consultation Sessions

Sr.No.	Name of participants	Address
1	Mrs.Sana	Resident of KachiAbadi
2	Mrs.Sadia	-
3	Mr.Shaukat	-
4	Mr.Asiam	-
5	Mrs.Shumaila w/o Arif Ali	-
6	Muhammad Yasin	PU Hostel
7	Muhammad Saleem	Motor Cycle Repair WorkShop
8	Mr.Shafique	Tuck Shop PU
9	Muhammad Waqar	Dispensary PU
10	Shahid Hussain	Photocopy Shop PU

Annexure B

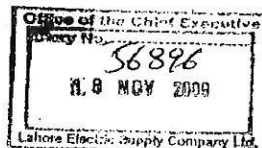


Prof. Dr. Muhammad Naeem Khan
Registrar

UNIVERSITY OF THE PUNJAB

Quaid-i-Azam Campus, Lahore - Pakistan

Tele : Off. 92-42-9231102
Fax : Off. 92-42-9231103
E-mail : registrar@pu.edu.pk



No.D/ 661 /R

Dated: 13.11/2009

NOTIFICATION

In supersession of this office Notification No.D/660/R, dated 11/11/2009.

It is hereby notified that the Vice-Chancellor has, in exercise of powers vested in him under section 15(3) of the University of the Punjab Act, 1973, in anticipation of the approval of the Syndicate, been pleased to approve the MOU signed between the University of the Punjab and LESCO regarding Lease of 5-Kanals of land to LESCO for 99 years @ Rs.1/- per kanal for construction of a grid station at the Punjab University in the vicinity of Katchi Abadi near Sohail Iftikhar Research Institute.

Sd/-

Prof. Muhammad Naeem Khan
Registrar

Copy of the above is forwarded to the following for information and necessary action:-

1. General Manager (Technical), LESCO, Lahore.
2. Pro-Vice-Chancellor, University of the Punjab
3. Treasurer, University of the Punjab
4. Resident Auditor, University of the Punjab
5. Additional Registrar (Admin. I), University of the Punjab
6. Additional Registrar (Admin. II), University of the Punjab
7. Project Director, University of the Punjab
8. Director PUEHS, University of the Punjab
9. Resident Officer-I, University of the Punjab
10. Resident Officer-II, University of the Punjab
11. Deputy Registrar (Admin. I), University of the Punjab
12. Deputy Registrar (Admin. II), University of the Punjab
13. Secretary to the Vice-Chancellor, University of the Punjab
14. Secretary to the Registrar, University of the Punjab

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CE Develop.
13/11

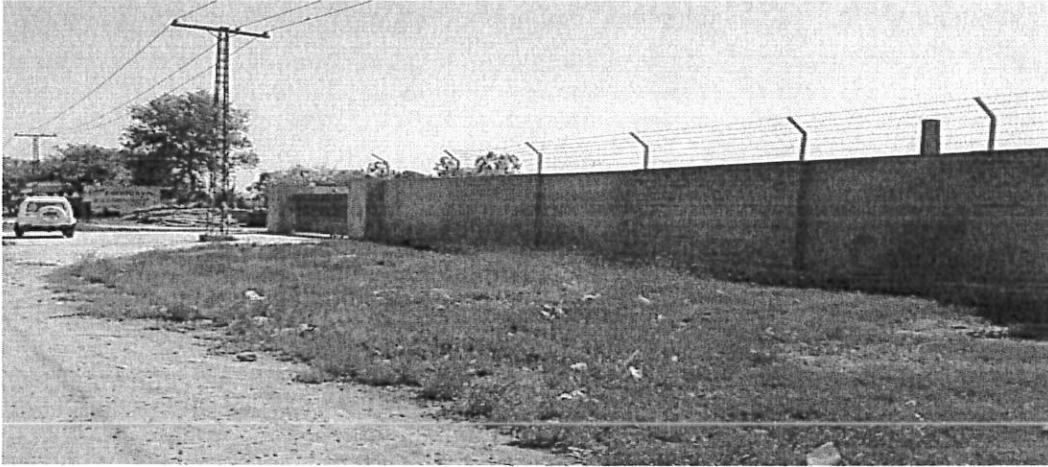
Executive Officer	
1. (Encl)	
2. (Encl)	
3. (Encl)	
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6. (Encl)	
7. (Encl)	
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12. (Encl)	
13. (Encl)	
14. (Encl)	

Handwritten signature: CE/PSD

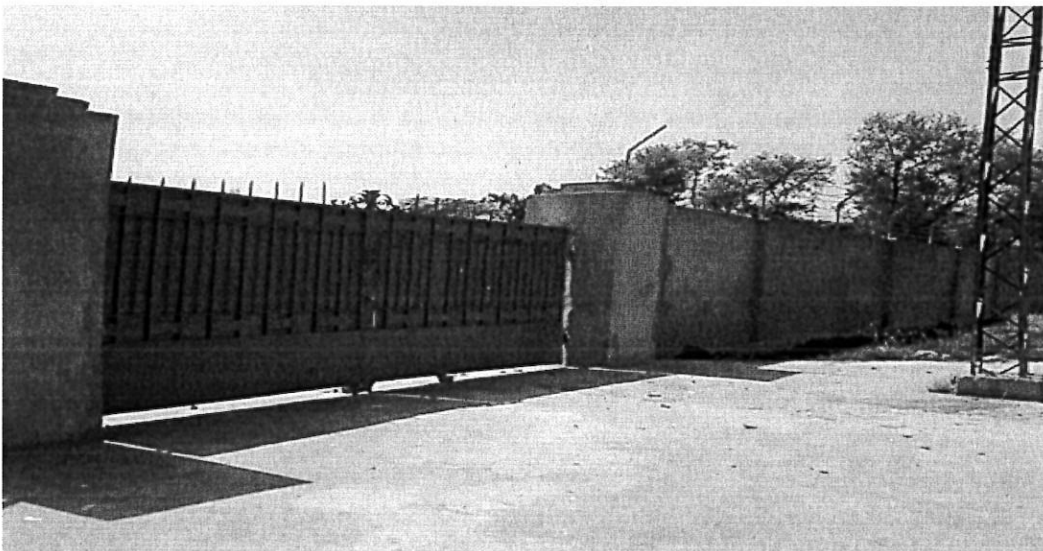
Handwritten signature: Prof. Muhammad Naeem Khan
13/11/09
Registrar

Annexure C

PHOTOGRAPHS OF 132 kV GIS Punjab University Grid Station Site



Main Gate and boundary wall of Punjab University Grid Station land



Location Plan of Grid Station site

