

# Due Diligence Report

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New 132kV GIS Grid Station Punjab University

August 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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DDR



Re: Fw: IEE & DDR for Punjab University Grid Station 

Jose Tiburcio Nicolias to: Liaqat Ali  
Cc: Ehtesham Z. Khattak, Safia Shafiq, Zhang Lei

30/08/2016 07:28 PM

Dear Liaqat sb,

I have reviewed the DDR for the Punjab University Grid station and I endorse its acceptance and uploading on the ADB website for disclosure.

The DDR confirmed that the site is within the lot owned by the university that is leased to LESCO for 99 years. Supporting document was provided as Annex to the DDR. There are no IR impact associated with the proposed subproject.

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/Safia: For your review of your respecti...

23/08/2016 01:11:29 PM

From: Liaqat Ali/PRM/ADB  
To: Jose Tiburcio Nicolas/CWRD/ADB@ADB, Safia Shafiq/Consultants/ADB@ADB  
Cc: Zhang Lei/CWRD/ADB@ADB, Ehtesham Z. Khattak/PRM/ADB@ADB  
Date: 23/08/2016 01:11 PM  
Subject: Fw: IEE & DDR for Punjab University Grid Station

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Dear Tito/Safia:

For your review of your respective DDR and the IEE. Thanks and  
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 23/08/2016 01:10 PM -----

From: Muhammad Usman <uniqueromi@yahoo.com>  
To: <lali@adb.org>  
Cc: <sshafiq.consultant@adb.org>  
Date: 23/08/2016 12:57 PM  
Subject: IEE & DDR for Punjab University Grid Station

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Respected sir

Please find enclosed herewith the IEE &DDR of Punjab University Grid Station for your kind perusal please

Regards

Muhammad Usman  
Deputy Manager (E&S) PMU LESCO



>DDR ADB Punjab University 2016.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**

**August 2016**

**Lahore Electric Supply Company  
(LESCO)**

# Due Diligence Report

## New 132 kV GIS Grid Station Punjab University

The subproject comprises of 132 kV 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 2<sup>nd</sup> 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**

<b>Sr.No.</b>	<b>Name of participants</b>	<b>Address</b>
1	Mrs.Sana	Resident of Kachi Abadi
2	Mrs.Sadia	-
3	Mr.Shaukat	-
4	Mr.Asalam	-
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

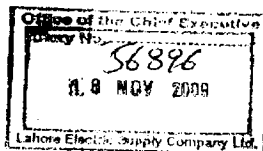


Prof. Dr. Muhammad Naeem Khan  
Registrar

### 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:-

*Handwritten note:*  
1000  
Attn: to  
CE Develop.  
13/11

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

Executive Officer	
Deputy Registrar	
Deputy Registrar (Admin. I)	
Deputy Registrar (Admin. II)	
Secretary to the Registrar	
Secretary to the Vice-Chancellor	
Project Director	
Resident Auditor	
Treasurer	
Pro-Vice-Chancellor	
General Manager (Technical), LESCO	

*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

