



Registrar

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No. NEPRA/DG(Tech)/LAD-04/ 16416-22

October 28, 2024

Chief Executive Officer,
Faisalabad Electric Supply Company Limited (FESCO),
Abdullahpur, Canal Bank Road,
Faisalabad

Subject: **Decision of the Authority in the matter of motion for leave for review filed by FESCO against NEPRA determination dated 20.04.2023 regarding FESCO's Distribution Integrated Investment Plant (DIIP) for FY 2023-24 to 2027-28**

Please find enclosed herewith the subject Decision of the Authority along with Annexure-A (total 20 pages) for information and further necessary action.

Enclosure: **As above**


(Wasim Anwar Bhinder)

Copy to:

1. Secretary, Cabinet Division, Cabinet Secretariat, Islamabad
2. Secretary, Ministry of Energy (Power Division), 'A' Block, Pak Secretariat, Islamabad
3. Secretary, Ministry of Finance, 'Q' Block, Pak Secretariat, Islamabad.
4. Secretary, Energy Department., Government of the Punjab, 8th Floor, EFU House, Main Gulberg, Jail Road, Lahore
5. CEO, NTDC, 414 WAPDA House, Shaharah-e-Qauid-e-Azam, Lahore
6. Chief Executive Officer, Central Power Purchasing Agency Guarantee Ltd (CPPA-G), Shaheen Plaza, 73-West, Fazl-e-Haq Road, Islamabad

Decision of the Authority in the matter of motion for leave for review filed by FESCO against NEPRA determination dated 20.04.2023 regarding FESCO's Distribution Integrated Investment Plan (DIIP) for FY 2023-24 to 2027-28

DECISION

1. The Authority shall dispose of the motion for leave for review (MLR) filed by Faisalabad Electric Supply Company Limited ('FESCO' or 'Petitioner') against Authority's decision dated 20-04-2023 regarding approval of 5 years' Distribution Integrated Investment Plan (DIIP) for the Multi-Year Tariff ("MYT") control period from FY 2023-24 to FY 2027-28.
2. FESCO submitted DIIP for Multi Year Tariff (MYT) control period for FY 2023-24 to FY 2027-28 vide its letter dated 19-10-2022 which included CAPEX requirement for its distribution network to address system expansion, loss reduction measures, commercial improvement plans, financial improvement plan, etc. The Authority after following due process approved the DIIP of FESCO vide its determination dated 20-04-2023. The summary of approved investments and losses targets are given below:

A. Investment Plan

(Million Rs)

Head	Year 1	Year 2	Year 3	Year 4	Year 5	Total
STG	6,076	6,774	6,897	8,071	4,903	32,721
ELR	1,749	2,179	2,536	3,108	3,297	12,869
DOP Own Resources	1,162	1,268	1,259	1,257	1,341	6,287
Commercial Improvement (AMI/AMR)	388	348	430	430	430	2,026
Technical Improvement Plan (GIS, SCADA, etc)	525	1,190	1,435	400	100	3,650
Financial Improvement Plan (ERP, IBS, IT & security, etc)	312	213	229	252	377	1383
HR Improvement Plan	200	170	180	190	190	930
Operational Vehicles	1,642	1,028	866	755	583	4,874
Safety Equipment	595	383	468	541	1061	3,049
Civil Works	330	400	376	472	422	2,000
FESCO Own Resources	12,979	13,954	14,677	15,476	12,704	69,789
Consumer Financing	10,858	10,960	10,593	10,909	11,259	54,578
Grand Total	23,837	24,914	25,270	26,385	23,963	124,367

B. Losses Targets

Voltage Level	Start Point	Year 1	Year 2	Year 3	Year 4	Year 5
Transmission Loss	1.57%	1.57%	1.42%	1.32%	1.22%	1.17%
H.T/11 kV Loss	5.77%	5.77%	5.60%	5.38%	5.13%	4.82%
L.T Loss	1.40%	1.40%	1.36%	1.33%	1.29%	1.25%
T&D Loss	8.74%	8.74%	8.38%	8.03%	7.64%	7.24%

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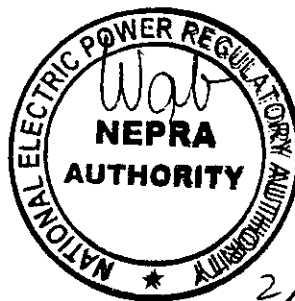


3. FESCO being aggrieved by the above referred decision of the Authority, filed MLR vide its letter dated 22-05-2023. The grounds taken by the Petitioner in its MLR were reviewed and following issues were framed for the hearing of stakeholders on subject matter:
- Whether the revisions claimed by FESCO in STG head which include escalation factors and spill over amount of Rs. 7,161 million of projects allowed in previous MYT are justified?
 - Whether the claimed cost of Rs. 250 million under the head of commercial improvement plan is justified?
 - Whether the revision in the cost i.e. Rs. 112 million for 9 Nos. Fork Lifters is justified?
 - Whether the claimed cost of Rs. 1,300 million for future office expansion is justified?
 - Whether the claimed cost of Rs. 4,171 million for chain augmentation and office equipment which were not included in investment plan submitted by FESCO is justified?
 - Whether the claimed cost of Rs 4,021 million in the head of transformer replacement having age of more than 20 years is justified? Whether the claimed cost include consumer deposit transformers as well or otherwise? What was the criteria for declaring transformers Fit or Unfit for further operations?
 - Whether the claimed cost of Rs 10,032 million for transformer repair which was not included in investment plan submitted by FESCO is justified? Whether the cost of transformer repair should be the part of Investment Plan as Capex or O&M head as part of repair & maintenance?
 - Whether the request of FESCO to allow deviation under each head of investment up to 20% and allowing re-appropriation under different heads is justified?
 - Whether the charges/fees of Rs. 200 million required for hiring of the services of third party consultant/firm, as mentioned in para 26(i) of the determination of investment plan dated 20-04-2023, for review/verification by a third-party consultant/firm to be selected by the Authority on its approved TORs justified or otherwise?
 - Any other issue that may come up during the hearing.
4. The said hearing of FESCO was held on January 18, 2024. The issue wise submissions made by FESCO in its MLR and during the course of the hearing along with analysis and decision thereon by the Authority are detailed below.

Issue # 01: Whether the revisions claimed by FESCO in STG head which include escalation factors and spill over amount of Rs. 7,161 million of projects allowed in previous MYT are justified?

Submission of the Petitioner

5. FESCO in its MLR has submitted that the Honorable Authority allowed escalation factor of 8% for the FY 2023-24 to 2027-2028. However, keeping in view abnormal fluctuation in exchange rate, opening of LCs, CPI and other economic factors, inflation rate is quite high and unpredictable. Therefore, FESCO requests the Authority to allow escalation factor ranging from 12% to 40% keeping in view the ongoing inflation rate.
6. Petitioner further stated that, inadvertently, FESCO could not request allocation for ongoing / spilled over STG works of FY 2021-22 to FY 2022-23 for which an additional budget allocation of Rs. 7,160.92 million is required. Therefore, FESCO may be allowed an addition investment of Rs. 7,160.92 million for procurement of material, civil works and other over heads expenses to



complete the ongoing STG projects spilled over from FY 2021-22 and FY 2022-23. Further FESCO may be allowed to roll over the projects out of those included in DIIP as per system requirement and ground realities like availability of land.

Analysis and decision of the Authority

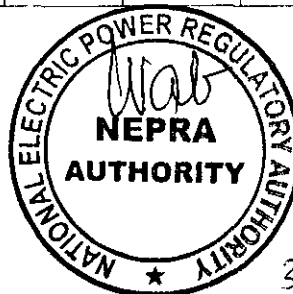
7. The Authority notes that the escalation factor of 8% was approved for all DISCOs including FESCO in the Authority's decision dated 20-04-2023. In addition, a further variation of 5% on overall approved investment amount was also allowed in investment plan to DISCOs including FESCO to accommodate the impact of material cost inflation and escalations. Consequently, the total effective escalation factor permitted to FESCO in the investment plan amounted to 13%. Additionally, in the events where the escalations in the approved projects exceed these approved factors, DISCOs may request prior approval by providing adequate reasons and documentary evidences for the satisfaction of the Authority. Therefore, FESCO's request to incorporate escalations up to 40% upfront has not been approved by the Authority, as it would impose an undue burden on the consumers. The Authority has decided to uphold its earlier decision dated 20-04-2023 regarding the escalation factors.
8. In relation to the request for a claim concerning an additional investment of Rs. 7,161 million for projects not incorporated in FESCO's original investment plan, the Authority is of the opinion that the scope of the MLR is quite restricted, focusing solely on errors or mistakes evident on the face of the record or discovery of any new evidence. The limited scope of review do not permit the inclusion of any new cost claimed by the licensee. Furthermore, the Authority has noted that FESCO has already retracted its claim for the additional cost of Rs. 7,161 million from the instant MLR and has submitted a request for additional investment through its correspondence dated 07-03-2023, which is presently under the Authority's consideration. Therefore, the claim of FESCO on additional investment requirements amount to Rs. 7,161 million is not maintainable in the instant MLR.

Issue # 2: Whether the claimed cost of Rs. 250 million under the head of commercial improvement plan is justified?

9. The Petitioner submitted that the claim of Rs. 250 million is justified under commercial improvement plan as this amount is purely required for IT infrastructure for deployment of AMI plan against which NEPRA has approved budget of Rs. 2,026.13 million. Moreover, Petitioner clarified that this cost is essential for the working and integration of AMR/AMI meters in the system.
10. FESCO further stated that NEPRA allowed the requested amount of Rs. 2,026 million for AMR/AMI metering for five years control period from FY 2023-24 to FY 2027-28. The Authority did not allow the requested amount of Rs. 250 million for IT infrastructure being an integral part for installation of AMR/AMI meters for five years control period. The breakup of requested and allowed amount as provided by Petitioner is given below:

Head	Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total (Mln. Rs.)
AMR /AMI Metering	Requested	388	348	430	430	430	2026
	Approved	388	348	430	430	430	2026
IT infrastructure	Requested	20	40	50	60	80	250
	Approved	0	0	0	0	0	0

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Analysis and decision of the Authority

11. The Authority observes that such costs amounting to Rs. 250 million was deducted due to cost duplication (claimed in the head of IT/ERP improvement plan) for which FESCO was asked to submit detailed breakup / rationale to justify its claim. It is also observed that FESCO did not provide such information to the Authority at the time of investment plan approval proceedings. Now FESCO during the proceedings of the instant MLR submitted detailed reasons for this amount for the satisfaction of the Authority. On the basis of detailed submissions by FESCO it feels that this is a separate cost claimed only for AMI/AMR project and it is not covered in the head of ERP and purchase of IT tools/software meaning thereby there is no duplication of the claimed cost within the already approved investment plan. Furthermore, the cost required for the IT infrastructure of AMI/AMR metering is essential for the working and integration of AMR/AMI meters in the system. Therefore, the Authority has decided to allow the cost of Rs. 250 million to FESCO.

Issue # 3: Whether the revision in the cost i.e. Rs.112 million for 09 Nos. Fork Lifter is justified?

Submission of the Petitioner

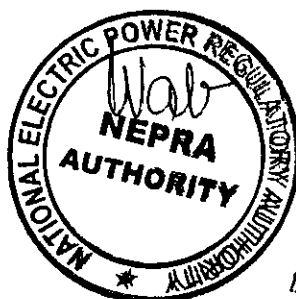
12. The Petitioner submitted that the prices of fork lifters have been increased manifold during the last year. Further, as per tender rates through competitive bidding the lowest responsive bidder quoted Rs. 12.488 million cost for One Fork Lifter. Therefore, Honorable Authority is requested to allow the cost of 12.488 million per fork lifter.
13. Furthermore, FESCO stated that keeping in view the high costs the earlier requirement of 22 fork lifters have been reduced up to 9 fork lifters only that too will be procured in first year. Thus, effectively FESCO is requesting an increase of Rs. 58 million. The summary of approved costs for fork lifters and revised request as submitted by petitioner in its MLR is given below:

Description	Unit	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
Fork Lifter	Nos	09	05	3	3	2	22
Cost allowed by Authority	Mln. Rs.	22.50	12.50	7.50	7.50	5.00	55
Submission in review	Nos	09	-	-	-	-	09
Total Cost Requested by FESCO	Mln. Rs.	112.39	-	-	-	-	112.39
Net Increase/Decrease	Mln. Rs.	90	(12.50)	(7.50)	(7.50)	(5.00)	58

Analysis and decision of the Authority

13. It is noted that the Authority in its earlier decision dated 20-04-2023 allowed a total of 22 fork lifter to FESCO with an estimated cost of Rs. 55 million i.e. Rs. 2.5 million per fork lifter. However, FESCO in its instant review submitted that the lowest bid received through competitive bidding after following due procedure is Rs. 12.488 million per fork lifter. Moreover, FESCO has reduced the number of fork lifters from 22 to just 9 citing the increase in the prices quoted against bids. The Authority keeping in view the importance of fork lifters which are integral for the smooth operation of electricity distribution companies, contributing to safety, efficiency, and effective resource management approves a net increase of Rs. 58 million to FESCO under the head of fork lifters.

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Issue # 4: Whether the claimed cost of Rs.1,300 million for future office expansion is justified?

Submission of the Petitioner

14. The Petitioner claimed a cost of Rs. 4,306 million for civil works out of which Rs. 2,000 million were allowed to FESCO only. Regarding rest of amount i.e. Rs. 1,300 million the Honorable Authority noted that it will be utilized for office furniture. Therefore, the Authority disallowed the cost claimed for purchase of furniture.
15. The Petitioner further clarified that its request for Rs.1,300 million is for "Future Office Expansion". The future expansion plan mainly includes the construction of office buildings which are rented like, Muslim Town, Tariqabad Jaranwala Road Fsd, Gatwala, Manawala, Islampura, Hajiabad, Khanuana, Bukharian, City Fsd Sub-Divisional Offices. The summary of requested and approved amounts by NEPRA are as follows:

Description	Fiscal Years					Total Mln Rs.
	2024	2025	2026	2027	2028	
Requested by FESCO	690	843	826	997	950	4,306
Approved by Authority	330	400	376	472	422	2,000
FESCO review / requested for Future Expansion	200	250	250	300	300	1,300

16. Furthermore, FESCO also submitted that the rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. In addition, the places being situated in public residential areas are also unsafe during political strikes/public violence. The office of Resident Engineer may not be hired outside the Grid Station due to technical grounds and coup with any emergent situation in Grid Station System.
17. The Petitioner stated that the amount of rent to be paid for these rented buildings for five years tariff control period is Rs. 1,113 million. The details are attached at **Annexure A**:

Analysis and decision of the Authority

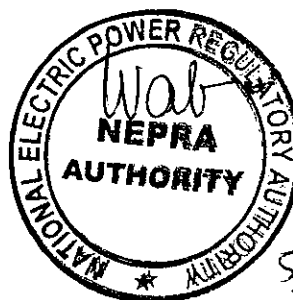
18. With regard to the claimed cost of Rs. 1,300 million for construction of own buildings/offices, it is noted by the Authority that this cost is mainly required for construction of FESCO's own office buildings as at the moment number of premises are rented. Moreover, the Authority observed that FESCO has justified its needs through detailed cost benefit analysis as well. Therefore, the Authority has decided to allow an amount of Rs. 1,300 million to FESCO.

Issue # 05: Whether the claimed cost of Rs.4,171 million for chain augmentation and office equipment which were not included in investment plan submitted by FESCO is justified?

Submission of the Petitioner

19. The Petitioner mentioned that FESCO in its DIIP inadvertently omitted investment in Chain Augmentation and removal of hazardous points which is essential part of DOP. Hence, the

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Honorable Authority is requested to allow Rs.3,416 million from FY 2023-24 to FY 2027-28 for Chain Augmentation and removal of hazardous points. The year wise requirement is given below:

Description	Fiscal Years					Total Mln Rs.
	2023-24	2024-25	2025-26	2026-27	2027-28	
Chain Augmentation	437437	448282	514	547	583	2562
Removal of hazardous points	145	161	171	182	194	854
Grand Total Million Rs	582	643	685	729	777	3,416

20. Moreover, FESCO further submitted that it needs funds for office equipment every year but the same could not be included in the DIIP projects i.e. computers, laptops, Barcode Scanners, Printers, Furniture & Fixture, CCTV Cameras, Arms & Ammunition, etc. for running the office work. The year wise requirement from FY 2023-24 to FY 2027-28 for Office equipment is as under:

Description	Fiscal Year					Total Mln Rs.
	2023-24	2024-25	2025-26	2026-27	2027-28	
Office Equipment's Million Rs	125	140	150	160	180	755

Analysis and decision of the Authority

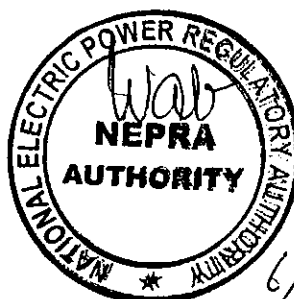
14. With regard to the request for a claim concerning an additional investment of Rs. 4,171 million for chain augmentation and office equipment' which were not incorporated in FESCO's original investment plan, the Authority is of the opinion that the scope of the MLR is quite restricted, focusing solely on errors or mistakes evident in the record. The limited scope of review procedures does not permit the inclusion of any new cost claims by the licensee. Furthermore, the Authority has noted that FESCO has already retracted its claim for the additional cost of Rs. 4,171 million from the instant MLR and has submitted a request for additional investment through its correspondence dated 7-3-2023, which is presently under the Authority's consideration. Therefore, such claim of FESCO is not maintainable in instant MLR.

Issue# 6: Whether the claimed cost of Rs. 4,021 million in the head transformer replacement having age of more than 20 years is justified? Whether the claimed cost include consumer deposit transformers as well or otherwise? What was the criteria for declaring transformers Fit or Unfit for further operations?

Submission of the Petitioner

15. The Petitioner stated that it appreciates the efforts, technical oversight, wisdom & concern of Honorable Authority NEPRA for replacement of old age transformers, especially having age above 20 years (This excludes cost deposit transformers). Further, upon the directions of Honorable Authority, FESCO carried out survey during Fiscal Year 2021-22 for the transformers having age above 20 years. Moreover, FESCO had also replaced 1,191 numbers of transformers from available resources but now lagging behind the NEPRA target due to non-availability of budget. Although, the Honorable Authority has kindly allowed the scope of work in its determination of DIIP for replacement of transformers having age above 20 years but financial impact has not been counted for. Therefore, Honorable Authority is requested to allow the cost of Rs. 4,021 million for replacement of 3,244 numbers of old age transformers.

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Description	Fiscal Years						Total Mln Rs.
	2023-24	2024-25	2025-26	2026-27	2027-28	2023-24	
Allowed scope of work	Nos.	646	645	645	645	645	3,244
Amount for replacement > 20 years	Million	805	804	804	804	804	4,021

Analysis and decision of the Authority

16. It is noted by the Authority that the subject scope has already been approved, however, inadvertently the cost is omitted from the final table indicating the allowed investment amount to FESCO. Therefore, the Authority keeping in view the safety of general public and the fact that the scope was already approved in investment plan and accordingly the Authority decides to include this cost amounting to Rs. 4,021 million in the head of transformer replacement having age of more than 20 years and declared unfit.

Issue # 7: Whether the claimed cost of Rs.10,032 million for transformer repair which was not included in investment plan submitted by FESCO is justified? Whether the cost of transformer repair should be the part of investment plan as Capex or O&M head as part of repair & maintenance?

Submission of the Petitioner

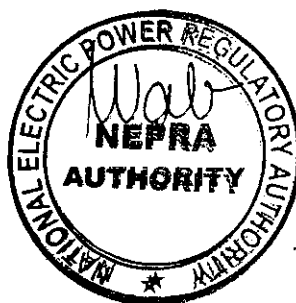
17. FESCO submitted that an amount of Rs. 10,032 million for major repair of transformers has also been inadvertently omitted in the investment plan submissions. Therefore, keeping in view the importance of work, it is submitted that investment plan of Transformer Repair be approved as per following details:

Sr. No.	A/C Head Description		Fiscal Years					Total
			2023-24	2024-25	2025-26	2026-27	2027-28	
			Cost in Million Rs./-					
1	Cost Paid	18%	415.08	495.19	416.92	429.48	445.40	2202.06
2	General Duty	82%	1890.92	2255.85	1899.32	1956.50	2029.03	10031.62

18. Moreover, as per historical trend of last 05 years, 18% of reclaimed transformers were issued against "Cost Paid" by consumer while remaining 82% of quantity was charged against "General Duty" head. So, investment required for next 05 years against aforementioned category, is calculated accordingly which comes out to be Rs. 10,031.72 million.
19. Additionally, this cost is a part of capital expenditure being involved major repair of Transformers through in-house and outsource arrangement. This cost has already been declared and allowed by Authority in Tariff Petition for FY 2013-14 and previous MYT as CAPEX. For instance FESCO requested following O&M Cost in the said Petition.

Description	Rs. Million
Routine Repair & Maintenance	753

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Repair of damaged Transformers	234
In-House Repair of sick Transformers	205
Outsource Repair of sick Transformers	129

20. The Authority allowed only Rs.753 million under O&M cost and for the rest of components the Authority decided in Para 14.3.3 of its determination dated 06.02.2014 as under;

"Transformer replacement (Repair of damaged Transformer, in-House Repair of sick Transformers and Outsource repair of sick Transformers) cost is capital in nature hence cannot be allowed under the head Repair & Maintenance. The authority further reiterated that the petitioner has already requested replacement of a number of transformers under the category Energy Loss Reduction (ELR) and Distribution of Power (DOP)."

Analysis and decision of the Authority

21. As far as the request for a claim concerning an additional investment of Rs. 10,032 million for transformer repair which was not incorporated in FESCO's original investment plan, the Authority is of the opinion that the scope of the MLR is quite restricted, focusing solely on errors or mistakes evident on the face of the record or discovery of any new evidence. The limited scope of review do not permit the inclusion of any new cost claims by the licensee. Furthermore, the Authority has noted that FESCO has already retracted its claim for the additional cost of Rs. 10,032 million from the instant MLR and has submitted a request for additional investment through its correspondence dated 7-3-2023, which is presently under the Authority's consideration. Therefore, such claim of FESCO is not maintainable in instant MLR.

Issue # 08: Whether the request of FESCO to allow deviation under each head of investment up to 20% and allowing re-appropriation under different heads is justified?

Submission of the Petitioner

22. FESCO submitted that keeping in view the unprecedented inflation, increase in exchange rates and importance of works the following submissions may please be allowed:
- Re-appropriation may be allowed to FESCO against the approved investment under different heads.
 - In case of any deviation under each head of investment may be allowed 20% instead of 05%.
 - Further FESCO may be allowed to roll over the projects out of those included in DIIP as per system requirement and ground realities like availability of land, material, etc.

Analysis and decision of the Authority

23. Regarding re-appropriation of allowed investment under different heads, the Authority noted that this practice of DISCOs which was in field for a quite long time has now been principally disallowed in recently approved investment plans in order to ensure fairness and prudent

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investments in the system as per system requirements. Therefore, the Authority decides to disallow the re-appropriation to FESCO as well.

24. As far as plea of FESCO to allow up to 20% deviation is concerned, the Authority notes that the total effective escalation factor permitted to FESCO in the approved investment plan amounts to 13% (8% escalation and 5% overall deviation). Additionally, in the events where the escalations in the approved projects exceed these approved factors, DISCOs may request prior approval by providing adequate reasons and documentary evidences for the satisfaction of the Authority. Therefore, FESCO's request to incorporate deviations up to 20% upfront has not been approved by the Authority, as it would impose an undue burden on consumers. The Authority has decided to uphold its earlier decision dated 20-04-2023 regarding allowing deviation of 5% on overall investment plan.
25. With respect to the request of FESCO to roll over the projects as per system requirements the Authority noted that the projects are mostly demand driven and in case of change in system demand the commissioning year of projects may be rescheduled accordingly and submitted for prior approval of the Authority. Therefore, in case of rescheduling any project(s) to some later date against the timelines being approved in the investment plan, FESCO shall inform the Authority six months prior to the financial year in which the project(s) was to commence its construction.

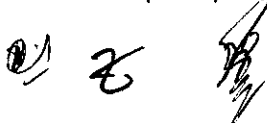
Issue # 10: Whether the charges/fees of Rs.200 Million required for hiring of the services of third party consultant/firm, as mentioned in para 26(i) of the determination of investment plan dated 20.04.2023, for review/ verification by a third-party consultant/firm to be selected by the Authority on its approved TORs justified or otherwise?

Submission of the Petitioner

26. FESCO appreciates Authority for devising the mechanism to review the progress of works/ utilization of allowed investment through 3rd party. It would be more feasible, if FESCO, on the analogy of SAP/Village Electrification, be allowed to hire 3rd party consultant in accordance with the NEPRA ToRs. The charges/fee required for 3rd party consultancy may be allowed on actual basis.

Analysis and decision of the Authority

27. It is noted by the Authority that FESCO has supported the Authority's decision for third party audit and inclusion of fee of Rs. 200 million for hiring of the third-party consultant firm during the course of hearing. Therefore, an amount of Rs. 200 million has been included in the investment plan for the purpose of third-party audit / monitoring. The hiring of the third party, formulation of detailed ToRs and mechanism for third party will be carried out by NEPRA.
28. In addition to above FESCO filed an addendum to MLR for inclusion of Rs. 1,175 million for earthing, Rs. 71.428 million for office equipment / furniture and fixture for newly created offices and Rs. 84.50 million for installation of trackers in operational vehicles. The Authority has noted that FESCO has withdrawn these claims from instant MLR citing the limited scope of instant review and subsequently submitted a request for additional investment through its correspondence dated



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7-3-2023, which is presently under the Authority's consideration. Therefore, the claim of FESCO for earthing, office equipment/furniture and trackers is not maintainable in instant MLR.

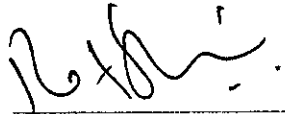
Order of the Authority

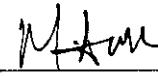
29. In view of the foregoing, the decision of the Authority dated 20-04-2023 is partially modified to the extent of approval of following cost heads:

Million Rs.

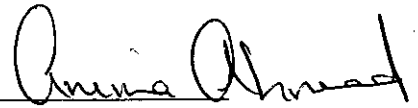
Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
IT infrastructure to support AMR/AMI	20	40	50	60	80	250
Fork Lifters	112.5	(12.50)	(7.50)	(7.50)	(5.00)	58
construction of office buildings which are rented	200	250	250	300	300	1300
T/F replacement having age above 20 years	805	804	804	804	804	4,021
3rd Party Audit /Monitoring	40	40	40	40	40	200
Total	1,178	1,122	1,137	1,197	1,219	5,829


AUTHORITY


Rafique Ahmad Shaikh
Member


Engr. Maqsood Anwar Khan
Member


Mathar Niaz Rana (nsc)
Member

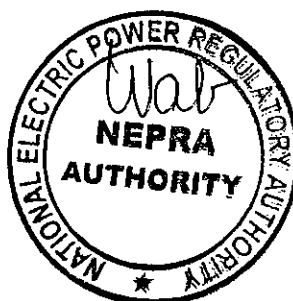

Amina Ahmad
Member


Waseem Mukhtar
Chairman



Annexure A

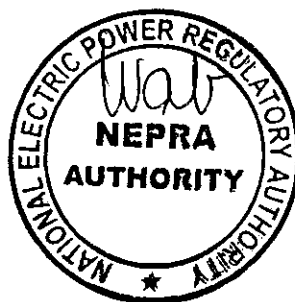
S#	Particulars of Work	Place of Work	Estimated Cost (In Millions)	Rental Impact (05 years)	Remarks
OFFICES					
1	Construction of SDO (Op) office building Islampura sub division at 132kv grid station Agri university Fesco Faisalabad	132kv grid station Agri university FESCO Faisalabad	10.000	10.200	1. Currently office is functioning in rental building. 2. Rs. 0.15 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.
2	Construction of SDO (op) office building Muslim town sub division at 132kv grid station Chiniot road Fesco Faisalabad	132kv grid station Chiniot road FESCO Faisalabad	10.000	10.200	1. Currently office is functioning in rental building. 2. Rs. 0.15 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.
3	Construction of SDO (O) Office Jaranwala Road Sub Division FESCO	Faisalabad	10.000	10.200	1. Currently office is functioning in rental building. 2. Rs. 0.15 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.
4	Construction of XEN/RO office Sheikhpura Road FESCO Faisalabad	OTP colony FESCO Faisalabad	40.000	23.100	1. Currently office is functioning in rental building. 2. Rs. 0.35 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.



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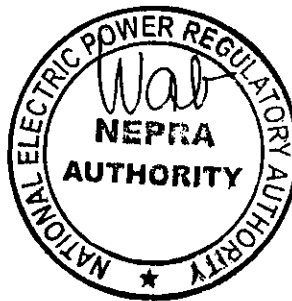
S#	Particulars of Work	Place of Work	Estimated Cost (In Millions)	Rental Impact (05 years)	Remarks
5	Construction of SDO (Op) Office Building for Sub Division No.I Chak Jhumra at 132 KV Grid Station Chak Jhumra	Chak Jhumra	10.000	10.200	1. Currently office is functioning in rental building. 2. Rs. 0.15 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.
6	Construction of SDO (Op) Office Building Manawala at 132 KV Grid Station SPS Canal Road Pul 204 Chak Faisalabad	204Chak Faisalabad	10.000	10.200	1. Currently office is functioning in rental building. 2. Rs. 0.15 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.
7	Construction of SDO (OP) office Building Kareem Town Sub Division at 132KV Grid Station Khanuana	132KV Grid Station Khanuana	10.000	10.200	1. Currently office is functioning in rental building. 2. Rs. 0.15 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.
8	Construction of SDO (OP) office Building Madina Abad Sub Division at 132KV Grid Station Amin Pur	132KV Grid Station Amin Pur	10.000	10.200	1. Currently office is functioning in rental building. 2. Rs. 0.15 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.



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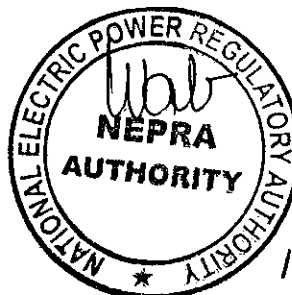
Annexure A

S#	Particulars of Work	Place of Work	Estimated Cost (In Millions)	Rental Impact (05 years)	Remarks
9	Construction of SDO (OP) office Building Gulberg Sub Division at 132KV Grid Station Agri University Faisalabad	132KV Grid Station Agri University Fsd	10.000	10.200	1. Currently office is functioning in rental building. 2. Rs. 0.15 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.
10	Construction of SDO (op) office at Sillanwali	Sillanwali	10.000	6.600	1. Currently office is functioning in rental building. 2. Rs. 0.1 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.
11	Construction of SDO (op) office at Sial Morr	Sial Morr	10.000	6.600	1. Currently office is functioning in rental building. 2. Rs. 0.1 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.
12	Construction of XEN/RO Office at Kot-Momin	Kot-Momin	10.000	6.600	1. Currently office is functioning in rental building. 2. Rs. 0.1 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.



Annexure A

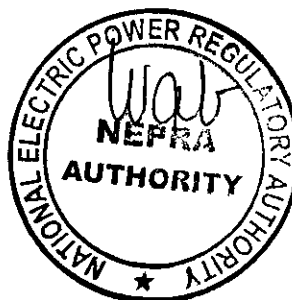
S#	Particulars of Work	Place of Work	Estimated Cost (In Millions)	Rental Impact (05 years)	Remarks
13	Construction of SDO (op) office at Kundian	Mianwali	10.000	6.600	1. Currently office is functioning in rental building. 2. Rs. 0.1 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.
14	Construction of SDO (op) office at Qamar Mashani	Mianwali	10.000	6.600	1. Currently office is functioning in rental building. 2. Rs. 0.1 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.
15	Construction of SDO (op) office at Dulleywala	Mianwali	10.000	6.600	1. Currently office is functioning in rental building. 2. Rs. 0.1 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.
16	Construction of S.E.Complex office at Shahbaz Khel Mianwali	Mianwali	40.000	13.200	1. Currently office is functioning in rental building. 2. Rs. 0.2 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.
17	Construction of SDO (op) office Noor Pur Thal	Noor Pur Thal	10.000	6.600	1. Currently office is functioning in rental building. 2. Rs. 0.1 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.



Annexure A

S#	Particulars of Work	Place of Work	Estimated Cost (In Millions)	Rental Impact (05 years)	Remarks
18	Construction of Complaint office Nowshera	Nowshera	4.000	3.300	1. Currently office is functioning in rental building. 2. Rs. 0.5 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.
19	Construction of S.E(OP) complex Building at 132KV Grid Station T.T Singh	T.T Singh	90.000	19.800	1. Newly created Circle required infrastructure 2. Rs. 0.3 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.
20	Construction of Mirad Office at OTP Colony FESCO Faisalabad	OTP colony FESCO Faisalabad	17.000	13.200	1. With the inception of Mirad in Discos, construction of proper office building is required. 2. Rs. 0.2 M/Month with 25% increase after 03 years.
21	Construction of hostel for CTC mianwali	Mianwali	18.000	13.200	1. Rs. 0.2 M/Month with 25% increase after 03 years.
22	Construction of office building for S.E Complex (Civil) works Faisalabad	Faisalabad	20.000	13.200	1. With the inception of Civil Works Directorate proper office building is required. 2. Rs. 0.2 M/Month with 25% increase after 03 years. With
23	Construction of office building for XEN/RO office Allama Iqbal Division FESCO Faisalabad	Faisalabad	35.000	19.800	1. Newly created and Currently functioning in rental building. 2. Rs. 0.3 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.

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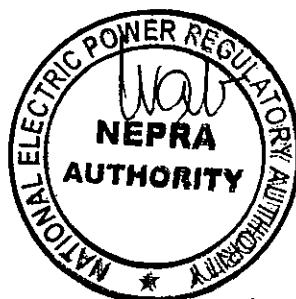


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Annexure A

S#	Particulars of Work	Place of Work	Estimated Cost (In Millions)	Rental Impact (05 years)	Remarks
24	Construction of office building for SDO office Hajiabad Sub Division FESCO Faisalabad	Faisalabad	10.000	10.200	<ol style="list-style-type: none"> 1. Currently office is functioning in rental building. 2. Rs. 0.15 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.
25	Construction of office building for SDO office Sufti Barkat Ali Sub Division FESCO Faisalabad	Faisalabad	10.000	10.200	<ol style="list-style-type: none"> 1. Currently office is functioning in rental building. 2. Rs. 0.15 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.
26	Construction of office building for SDO office Haider Ali Shah Sub Division FESCO Faisalabad	Faisalabad	10.000	10.200	<ol style="list-style-type: none"> 1. Currently office is functioning in rental building. 2. Rs. 0.15 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.
27	Construction of office building for XEN (Construction) Complex office FESCO Faisalabad	Faisalabad	35.000	19.800	<ol style="list-style-type: none"> 1. Currently functioning in rental building. 2. Rs. 0.3 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.
28	Construction of office building for SDO office Jhumra Sub Division FESCO Faisalabad	Chak Jhumra	10.000	10.200	<ol style="list-style-type: none"> 1. Rs. 0.15 M/Month with 25% increase after 03 years. 2. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 3. Unsafe place being situated in public residential area during political strikes/public violence.

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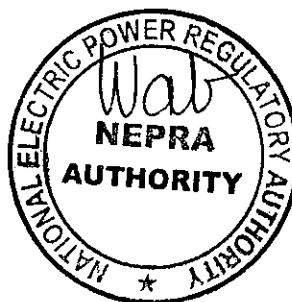
S#	Particulars of Work	Place of Work	Estimated Cost (In Millions)	Rental Impact (05 years)	Remarks
29	Construction of office building for SDO office Mujahidabad Sub Division FESCO Faisalabad	Faisalabad	10.000	10.200	<ol style="list-style-type: none"> 1. Currently office is functioning in rental building. 2. Rs. 0.15 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.
30	Construction of office building for SDO office Kareem Town Sub Division FESCO Faisalabad	Faisalabad	10.000	10.200	<ol style="list-style-type: none"> 1. Currently office is functioning in rental building. 2. Rs. 0.15 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.
31	Construction of office building for SDO office Fowara Chowk Sub Division FESCO Faisalabad	Faisalabad	10.000	10.200	<ol style="list-style-type: none"> 1. Currently office is functioning in rental building. 2. Rs. 0.15 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.
32	Construction of office building for SDO office Sirshmir Sub Division FESCO Faisalabad	Faisalabad	10.000	10.200	<ol style="list-style-type: none"> 1. Currently office is functioning in rental building. 2. Rs. 0.15 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.

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Annexure A

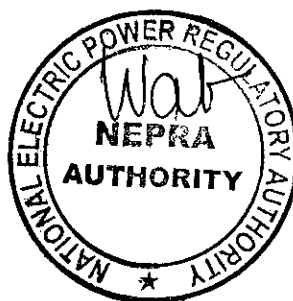
S#	Particulars of Work	Place of Work	Estimated Cost (In Millions)	Rental Impact (05 years)	Remarks
33	Construction of FESCO Complex at FESCO H/Q Faisalabad	Faisalabad	250.000	330.000	<p>1. Difficult to find suitable 5 stories building compitable with office need.</p> <p>2. However, expected rent for suitable building may be. Rs. 5.0 M/Month with 25% increase after 03 years.</p> <p>3. Existing building has completed its effective life and insufficient work space for current dimensions.</p> <p>4. May cause an accident due to wicked condition</p>
34	Construction of S.E (OP) Complex 1st Circle office Building FESCO Faisalabad	Faisalabad	89.000	132.000	<p>1. Rs. 2.0 M/Month with 25% increase after 03 years being functing in commercial area.</p> <p>2. Existing building has completed its effective life and insufficient work space for current dimensions.</p> <p>3. May cause an accident due to wicked condition</p>
35	Construction of Office Building for Director Disposal at OTP Colony FESCO Faisalabad	OTP colony FESCO Faisalabad	10.000	6.600	<p>1. Rs. 0.1 M/Month with 25% increase after 03 years.</p> <p>2. Existing building has completed its effective life and insufficient work space for current dimensions.</p> <p>3. May cause an accident due to wicked condition</p>
36	Construction of Complaint Centre Operation Sub Division FESCO Jaranwala	Jaranwala	4.000	3.300	<p>1. Rs. 0.05 M/Month with 25% increase after 03 years.</p> <p>2. Immediate construction is required for effective delivery of customer services.</p>
37	Construction TRW Workshop at 237/RB Khanuana Faisalabad	by-Pass Khanuana	100.000	66.000	<p>1. Required immedite shifting of existing setup of TR Workshop being situed in congested area hindering the movement of transportation of Transformers and insufficient capacity for extended needs of FESCO.</p> <p>3. Expected rent for land / building for operation of TR Workshop may be Rs.1.0 Million per month with increse of 25% after three years.</p>
38	Construction of TRW Workshop at Jhang	Jhang	70.000	49.500	<p>1. Customer Services are effecting severly due to non availability of TR Workshop in Jhang and T.T.Singh Circlce</p> <p>2. Further cost for repair of Transformers may increased due to trafing of Transformers from far flung sites in Faisalabad TR Workshop.</p> <p>3. Expected rent for land / building for operation of TR Workshop may be Rs.0.75 Million per month with increse of 25% after three years.</p>



Annexure A

S#	Particulars of Work	Place of Work	Estimated Cost (In Millions)	Rental Impact (05 years)	Remarks
39	Construction of warehouse for Regional store Mianwali	Mianwali	30.000	49.500	1.Existing building of Warehouse is in wicked condition and required immediate re-construction. 2. Expected rent for land / building for operation of Warehouse may be Rs.0.75 Million per month with increase of 25% after three years.
40	Construction of SDO office Civil works sub division sargodha	132 kv grid station colony sargodha	6.000	4.620	1. Currently office is functioning in rental building. 2. Rs. 0.07 M/Month with 25% increase after 03 years. 3. Rented residential buildings are not designed for office needs, therefore problem for safe custody of T&P and parking of vehicles are evident. 4. Unsafe place being situated in public residential area during political strikes/public violence.
41	Construction of Committee Room for BOD FESCO Faisalabad	OTP colony FESCO Faisalabad	4.500	6.600	1. Currently no committee room is available for conductance of BOD meetings in FESCO. 2. Construction is imperative for smooth running of day to day business affairs of company. 3. Rs. 0.01 M/Month with 25% increase after 03 years.
42	Construction of Regional store at grid station lahore road Sargodha	2nd grid station lahore road Sargodha	79.000	49.500	1.Existing building of regional store is in wicked condition and required immediate re-construction. 2. Expected rent for land / building for operation of regional store may be Rs.0.75 Million per month with increase of 25% after three years.
43	Construction of 06No. Rooms for S.E(OP) office 2nd Circle at MCP Colony FESCO Faisalabad	MCP Colony FESCO Faisalabad	8.000	3.500	1. Rs. 0.05 M/Month with 25% increase after 03 years.
44	Construction of 01No. Academic Block 02No Halls and 04No. Class Rooms for RTC at MCP Colony FESCO Faisalabad	MCP Colony FESCO Faisalabad	15.000	13.200	1. Rs. 0.2 M/Month with 25% increase after 03 years.
45	Construction of 10. Bed Hostel for RTC at MCP Colony FESCO Faisalabad	MCP Colony FESCO Faisalabad	10.000	4.620	1. Rs. 0.07 M/Month with 25% increase after 03 years.
46	Construction of Class Room for CTC at MCP Colony FESCO Faisalabad	MCP Colony FESCO Faisalabad	15.000	13.200	1. Rs. 0.2 M/Month with 25% increase after 03 years.
47	Construction of Record Room for XEN (Op) Office FESCO Division Gojra	Gojra	1.600	1.650	1. Rs. 0.025 M/Month with 25% increase after 03 years.

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S#	Particulars of Work	Place of Work	Estimated Cost (In Millions)	Rental Impact (05 years)	Remarks
48	Construction of 32 No. barracks for security staff at 132 kv grid station colony sargodha.	132 kv grid station colony sargodha	9.000	13.200	1. Rs. 0.2 M/Month with 25% increase after 03 years.
49	Construction of 02 No. additional rooms at training center Sargodha.	Scarp colony Sargodha	3.000	1.650	1. Rs. 0.025 M/Month with 25% increase after 03 years.
50	Construction of hostel (06 rooms) for CTC Sargodha	Scarp colony Sargodha	7.000	3.500	1. Rs. 0.05 M/Month with 25% increase after 03 years.
51	Constructing of Chief Engineer (O&M) T&G Office at 132 KV G/S Nishat Abad Faisalabad	Faisalabad	10.000	13.200	1. Rs. 0.2 M/Month with 25% increase after 03 years.
52	Constructing of RE Office at 132 KV G/S 126 SB Bulandhill	Sargodha	4.500		1. Office of Resident Engineer may not be hired outside the Grid Station due to technical grounds and coup with any emergent situation in Grid Station System. Therefore, office building is required to build within territory of Grid Station forthwith.
53	Constructing of RE Office at 132 KV G/S OTP Faisalabad	Faisalabad	4.00		
54	construction of RE Office at 132 KV G/S Chiniot Road Faisalabad	Faisalabad	4.00		
55	construction of RE Office at 132 KV G/S Khurrian Wala	Faisalabad	4.000		
56	construction of RE Office at 132 KV G/S Bandala	Faisalabad	4.000		
57	construction of RE Office at 132 KV G/S Chiniot Industrial	Chiniot	4.400		
58	construction of RE Office at 132 KV G/S Factory Area Faisalabad	Faisalabad	5.000		
59	construction of RE Office at 132 KV G/S Nar Wala Road Faisalabad	Faisalabad	4.000		
60	construction of RE Office at 132 KV G/S Jhang City	Jhang	4.000		
61	construction of RE Office at 132 KV G/S Summandari Road Faisalabad	Faisalabad	4.000		
62	construction of RE Office at 132 KV G/S T.T. Singh	T.T Singh	4.000		
63	construction of RE Office at 132 KV G/S Jauhar Abad	Jauhar Abad	4.000		
Total In Millions			1,300.000	1,113	

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