

PUNJAB INDUSTRIAL ESTATES

DEVELOPMENT AND MANAGEMENT COMPANY

A Company setup under Section 42 of the Companies Ordinance, 1984 (now Companies Act 2017)



PIE/VIE/NEPRA- 1556 June 28, 2022

To,

The Registrar, NEPRA

NEPRA Tower,

Attaturk Avenue (East), Sector G-5/1, Islamabad.

Subject:

APPLICATION FOR ELECTRIC POWER SUPPLY LICENSE FOR PUNJAB INDUSTRIAL ESTATE DEVELOPMENT AND MANAGEMENT COMPANY (PIEDMC) OWNED BY GOVT.OF PUNJAB AT

Reference: NEPRA letter no. NEPRA/R/LAD-11/1997 Dated February 10, 2022, copy

attached as annexure- A.

Dear Sir,

The Chief Executive Officer being duly authorized representative of Punjab Industrial Estates Development and Management Company (PIEDMC), by virtue of power of Attorney / Board Resolution as stipulated in its 134th BOD Meeting dated 4th May 2019, to apply to National Electric Power Regulatory Authority, Islamabad, for the grant of Electric Power Supply License to the Punjab Industrial Estates Development and Management Company (PIEDMC) Govt. of Punjab at its Vehari Industrial Estate.

In continuation to the aforementioned NEPRA letter, please find attached application as per NEPRA Licensing Procedures Regulations, 2021 (AMECPR-2021) as notified vide SRO No. 760(I)/2021, on December 21, 2021, for obtaining the Electricity Power Distribution License for the Punjab Industrial Estates Development and Management Company (PIEDMC), at its industrial estate located in Vehari, Punjab.

A Demand Draft in the sum of Rs.1,706,451/- being the 'Non-refundable License Applicant Fee calculated in accordance with schedule II and PART I as per NEPRA SRO No. 760(I)/2021 is also attached here with this application.

Moreover, PIEDMC (hereinafter the Applicant), vide this application hereby make



constitutes, ordains, nominates and appoints M/s ASC Advisory and all its employees, agents and relevant persons (hereinafter referred to as the "Authorized Representatives/ Authorized Agents"), to act under our authority and on our behalf, and to do or execute or to represent, institute, or file applications, documents, attend hearings, remove objections, make statements, give evidence, affidavits on behalf of the Applicant, or to act in any legal capacity to pursue the attached application;

The application may please be processed at your end for the early issuance of Electric Power Supply License for PIEDMC at its Vehari Industrial Estate.

Thanking you and best regards.

DA/As above:

(ALI MUAZZAM SYED) CHIEF EXECUTIVE OFFICER

Copy to:-

- 1. The Chairman, PIEDMC.
- 2. The Chairman, NEPRA.
- 3. The Convener PUE&T Committee.
- 4. The Director General Licensing, NEPRA.
- 5. The Director General CAD, NEPRA.
- 6. The General ManagerTechnical, PIEDMC.
- 7. The General ManagerCoordination, PIEDMC.
- 8. The General ManagerBusiness & Development, PIEDMC.
- 9. The Chief Financial Officer, PIEDMC.
- 10. The Chief Engineer Electrical, PIEDMC.
- 11. The Company Secretary (Acting), PIEDMC.
- 12. The Project Director, VIE.



Prospectus

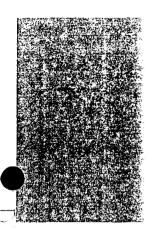






Vehari **Industrial Estate**





Vehari Industrial Estate is a 250 acres Industrial Park developed close to Vehari City. The location is strategically beneficial for industry as all kinds of skills are easily available. Cheap unskilled labor is also extensively available from Burewala and other adjoining areas.

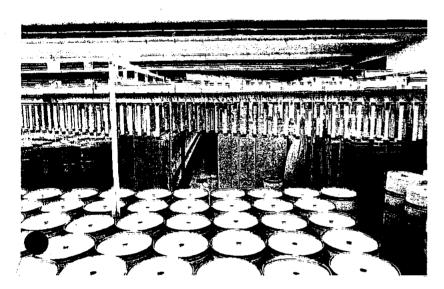
The estate is developed to facilitate the growth of textile, flour. cotton and food industries. The estate is equipped with company-provided security arrangements, which ensures property rights. By providing safe investment opportunities, good yield on capital and basic facilities, the project improves the current state of investor's confidence.

This Industrial Estate will prove to be a game changer for the development and growth of the District of Vehari. Azan Paper Mills, GSC Steel, Innova Agri Solutions (Pvt.) Ltd., Pristine Chemicals, Surayya Aslam Paper Mills, Hexamind Life Sciences, Ovais Shamim Enterprises etc. are already part of Vehari Industrial Estate.





250



LOCATION

Vehari Industrial Estate is located 6 km from Vehari City on Khanewal-Vehari Road. It is 115 km from the Airport, 10 km from the Railway Station and 126 km from the Port.

SPECIAL ECONOMIC ZONE **BENEFITS**

Federal Government has granted the status of Special Economic Zone (SEZ) to Vehari Industrial Estate which grants it the following benefits:

10 Years Income Tax holiday. One-time exemption on all duties & taxes on plant and machiney import.



HIGH POTENTIAL SECTOR

TEXTILE UNITS

GINNING UNITS

FOOD PROCESSING

HANDICRAFTS

SHOE INDUSTRY

ARTIFICIAL JEWELRY

AGRO BASED INDUSTRY

WAREHOUSES / COLD STORAGE

PHARMACEUTICAL





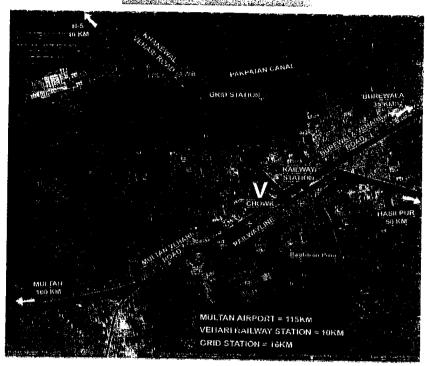


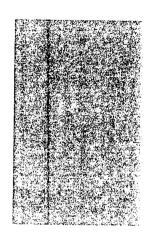


Vehari Industrial Estate

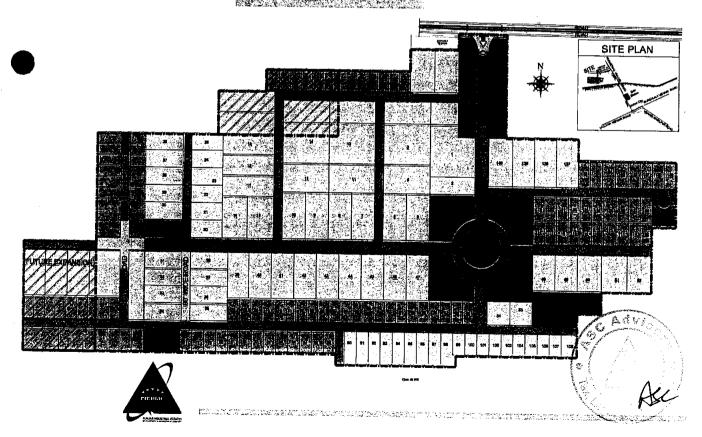


LOCATION MAP





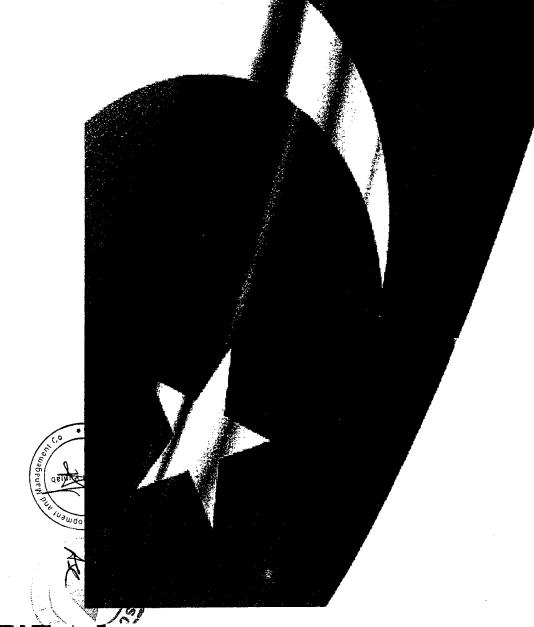
MASTER PLAN

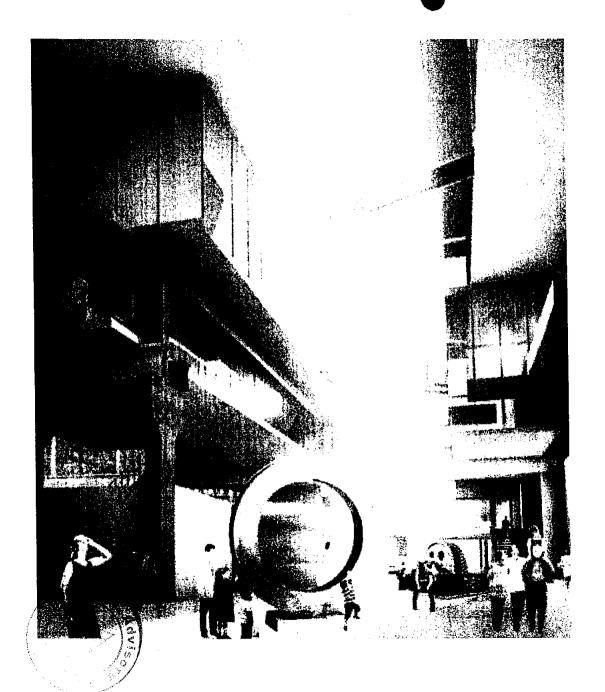




PUNJAB INDUSTRIAL ESTATES

DEVELOPMENT AND
MANAGEMENT COMPANY







PIEDMC AN ENGINE FOR INDUSTRIAL GROWTH

Punjab Industrial Estates Development & Management Company (PIEDMC) was formed with the vision to promote industrialization in the province of Punjab

Autonomous, not for profit entity owned by Government of Punjab

Successful example of Public - Private Partnership







VISION

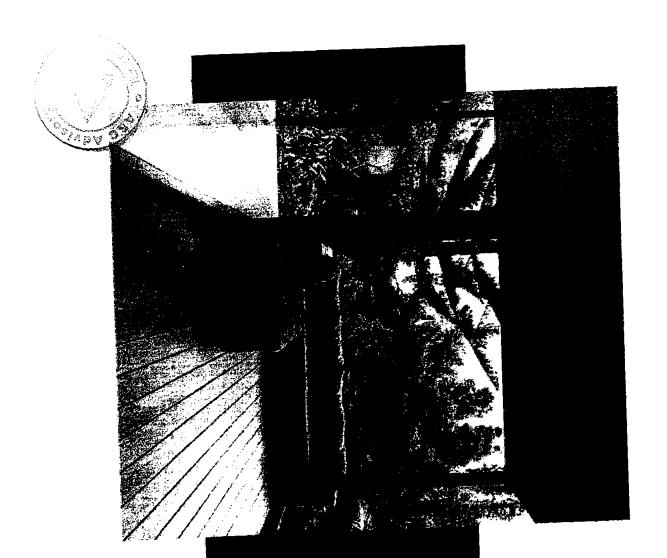
To develop a chain of industrial estates in a dynamic and innovative manner by capitalizing on proposed & existing industrial and agricultural strengths of Punjab and Pakistan.

MISSION

To follow public private partnership model and to bring less developed areas of Punjab into main stream, create jobs, alleviate poverty & contribute to sustainable GDP growth. Also to abide by environmental laws & comply with WTO regime.







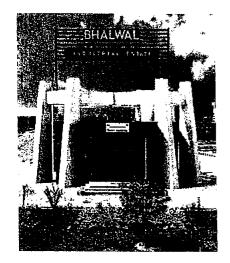
PIEDMC

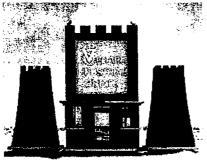
- Allotment of plot in 15 working days
 One Window Operation
- provided Infrastructure
- Available Facilities

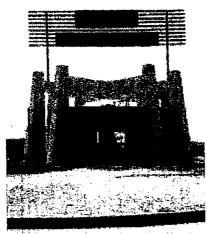














PROJECTS OF PIEDMC

UPGRADED PROJECTS

- Quaid-e-Azam Industrial Estate KotLakhpat Lahore (QIE)
- •Multan Industrial Estate Phase -I, Multan (MIE-I)

COMPLETED PROJECTS

- Sundar Industrial Estate, Lahore (SIE)
- •Multan Industrial Estate Phase -II, Multan (MIE-II)
- •Rahimyar Khan Industrial Estate (RIE)
- •Bhalwal Industrial Estate (BIE)
- Vehari Industrial Estate (VIE)

ONGOING / PLANNED PROJECTS

- Quaid-e-Azam Apparel Park (QAAP)
- •Bahawalpur Industrial Estate (BWPIE)



ONE WINDOW SERVICE CENTER (OWSC)

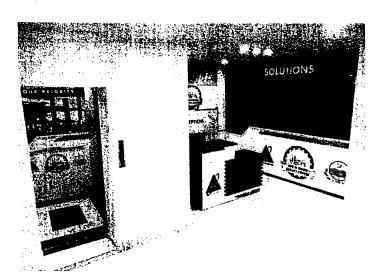
PIEDMC, for efficient and timely delivery of customer's requirements from land acquisition to start of production has established one of its kind One Window Facilitation Center at Quaid-E-Azam Industrial Estate.

The center provides following services under one roof:

- Allotment of Land
- Electricity Connection
- Water Connection
- Environmental Approval (Assistance)
- Construction Plan / Building Approval
- Change of Nature of Business
- Transfer of Plot
- EOBI & Social Security
- Complaint Registration
- Registration with SECP
- Services related to FBR

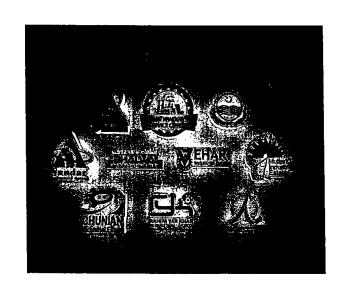
















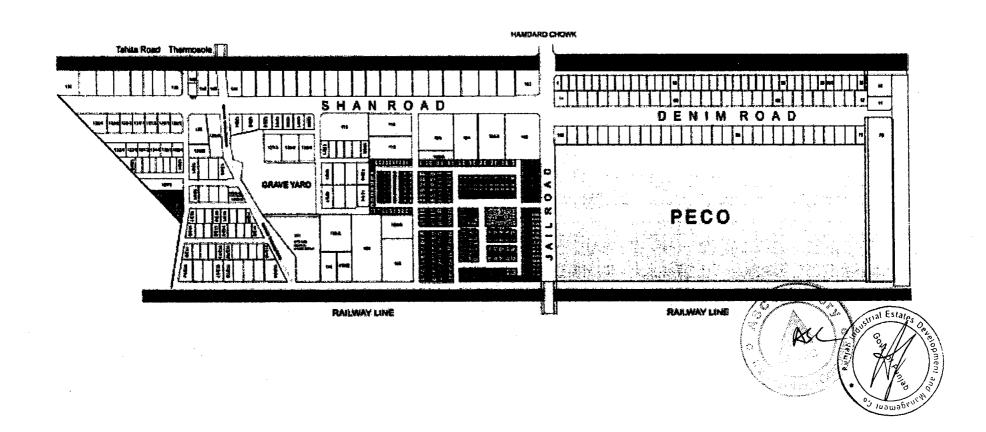
QUAID-E-AZAM INDUSTRIAL ESTATE

* QIE is one of the oldest planned industrial estates of Punjab, spread over an area of 565 acres. It has 477 industrial plots of various sizes varying from 1 kanal to 100 kanals. The Industries located in the estate comprise units of Textile, Dyeing & Printing, Auto Parts, Pharmaceuticals, Food, Household Appliances, Plastic ware, Chemicals, Rubber / Foam, Cosmetics etc. A total of 50,000

workers are employed which includes approximately 10,000 female workers.

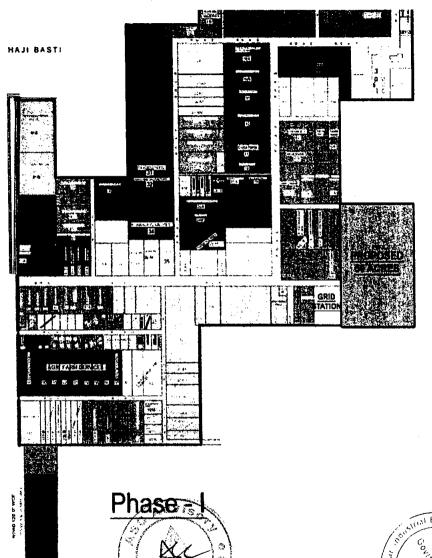
- Quaid-e-Azam Industrial Estate is led by a Board of Management belonging to private sector representing various industrial segments of the estate and the rest representing the Government.
- A new one window cell is also being setup which will facilitate all customers.





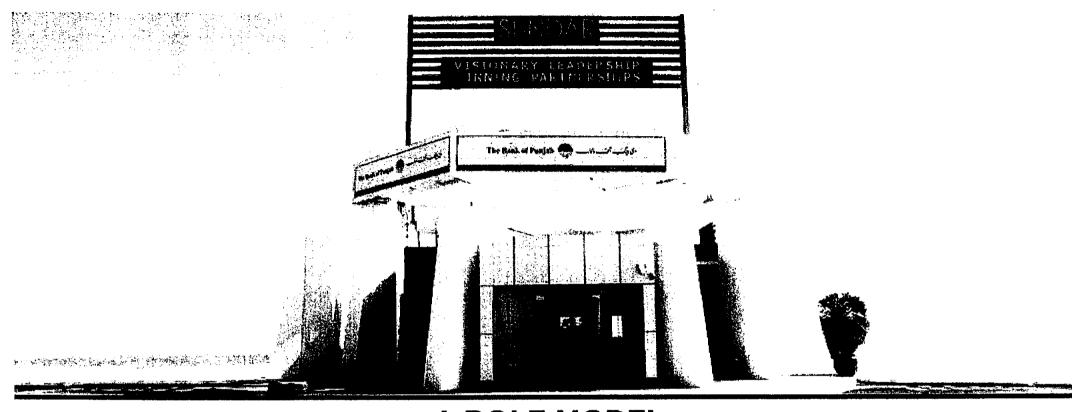
MULTAN INDUSTRIAL ESTATE (Phase 1)

- In 1960's approval was obtained by the Provincial Government to establish an Industrial Estate in the south of Punjab and 1410 acres of land was acquired for this purpose. However, Government of Punjab decided to develop it into two phases.
 - Phase-I comprising of 743 acres was developed & completed in 1980's whereas, 667 acres were planned to be developed subsequently as phase-II. All plots in phase-I were leased out for a period of 99 years to industrialists and some Govt. Institutions.
- In 2004, the Government of Punjab (GoP) formally handed over MIE to Punjab Industrial Estates in order to revive industrial activity









A ROLE MODEL SUNDAR INDUSTRIAL ESTATE



State of the art, 1802 acres Industrial estate





MULTINATIONAL COMPANIES

IN SUNDAR

Sr.	Name Of Project	Nature of Business
1	Tetra Pak	Packaging
2	Pepsi Cola International	Snacks
3	CHT (Pvt.)	Chemical
4	Kansai Paints - Japan	Paints
5	New Allied Motors (LG)	Tri-wheelers
6	SVA - Ruba (Haier)	Injection Molding
7	Terraco - UAE	Chemicals
8	Stieffel Laboratories	Pharmaceutical
9	1CI	Paints - Chemicals
10	Gomila Intersolo - Spain	Shoes
11	Colgate - Palmotive	Household
12	SPEC - UAE/USA	Engineering
13	Rudolf Pakistan (Pvt.) Ltd.	Chemical
14	Atlas Honda	Cor Batteries
15	Eitmaad Engineering	Engineering
16	вос	Gas
17	Commins International	Engines
18	SIKA (Swiss)	Construction Additives





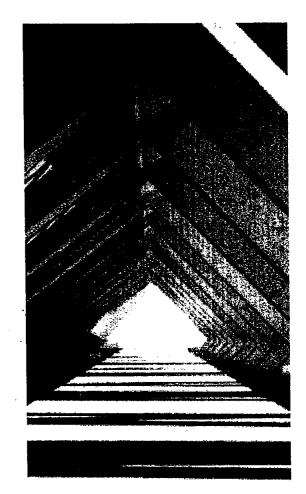








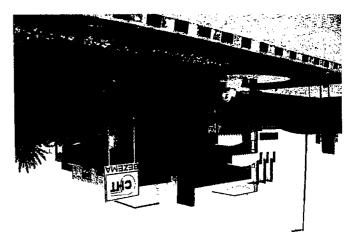


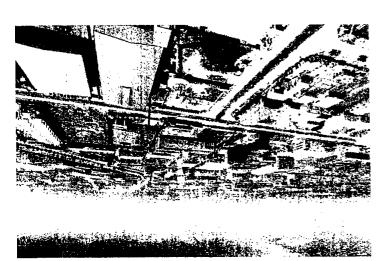




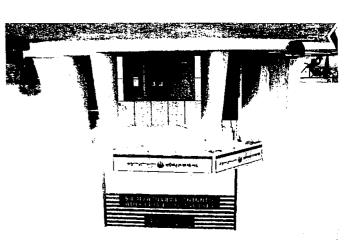






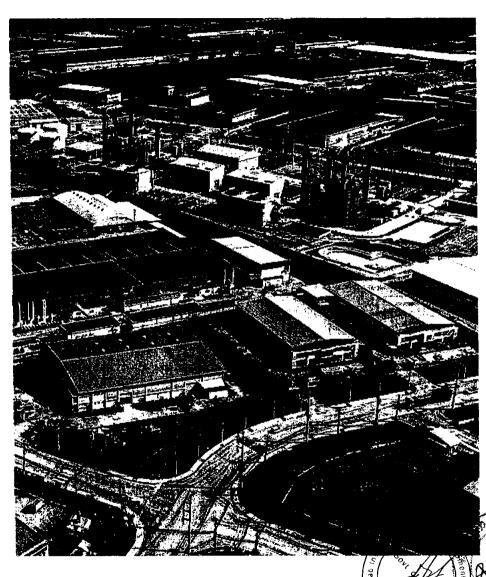




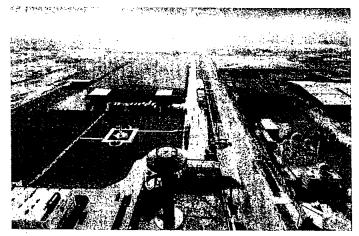


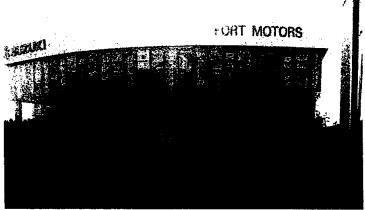
MULTAN
INDUSTRIAL
ESTATE
PHASE 2 (MIE-II)

- •Multan Industrial Estate -Phase II located adjacent to Phase-I at a distance of approximately 17 km south west of Multan City. Phase-II spreads over an area of 667 acres having 351 plots. It is 10km from the Airport, 9km from Railway station and 4km from 132KVA Grid Station.
- •Renowned names like Coca Cola, Pepsi Co Intl & Gourmet are already a part of Multan Industrial Estate-Phase II

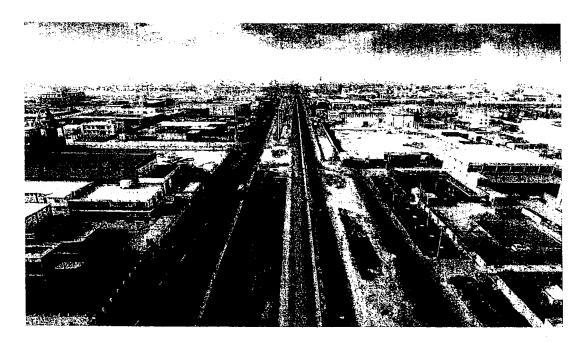












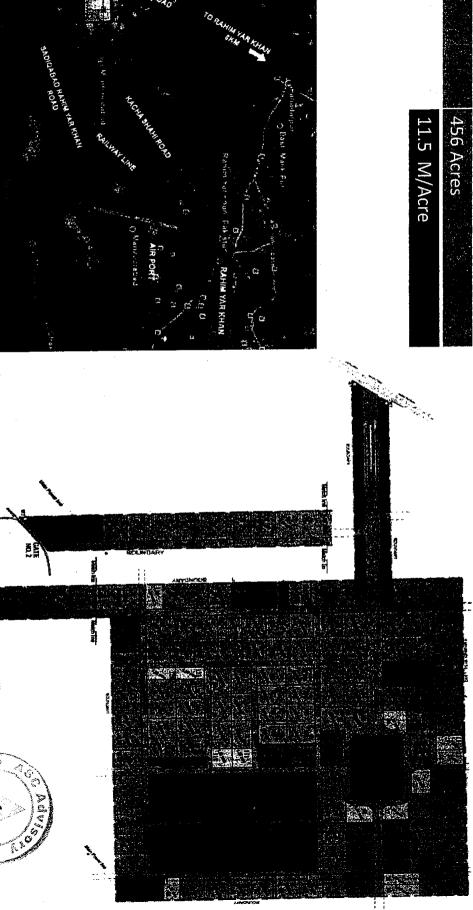
Coca Cola

Quimet & PEPSICO

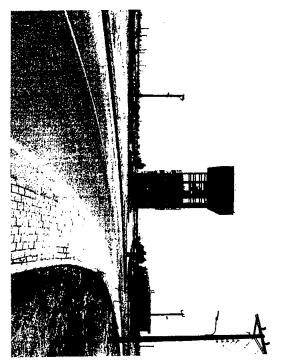


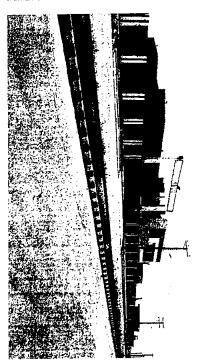


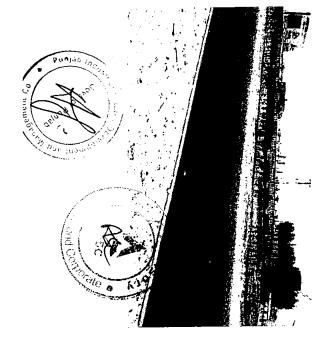
RAHIMYAR KHAN INDUSTRIAL ESTATE SEZ

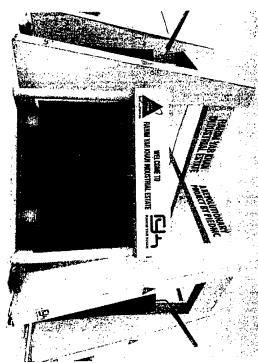


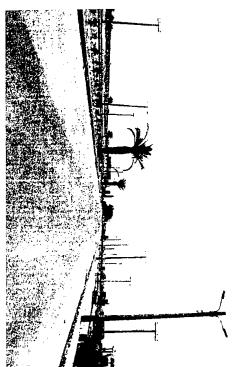








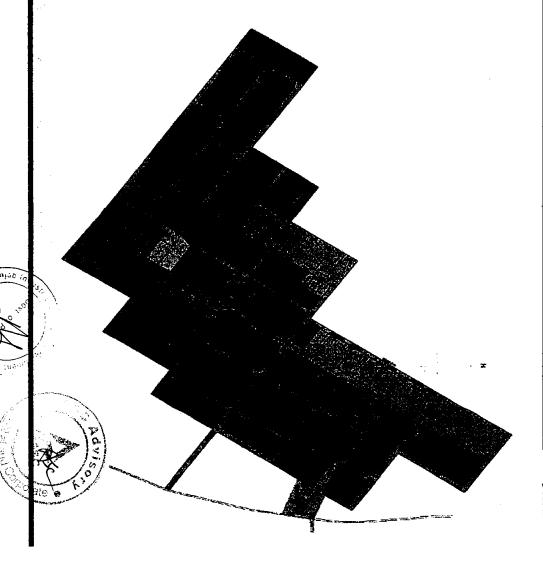


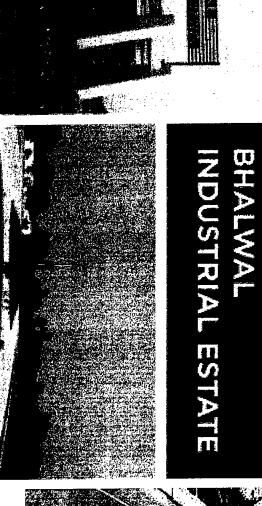


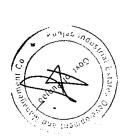


BHALWAL INDUSTRIAL ESTATE SEZ

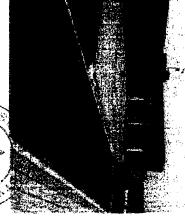
RAII WAY STATION	SANGODHA BUCCO STANZ		IN SALAND IS KAIND	Bhalwal Industrial Estate HR M Site B 20 Company Compa	Plot Sizes Available	Payment Plan	Plot Price	Size
	MOTORWAY M-2	SARGODHA GUJRAT ROAD	RAIL WAS Salan Mercanego	MARIAD CLIAN	0.5,1 & 2 Acres & Above	30% Down Remaining in 6 Installments	10.5 M/Acre	427 Acres

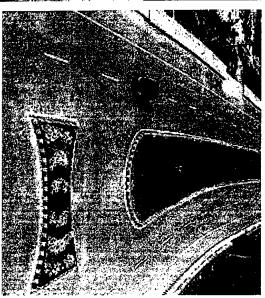








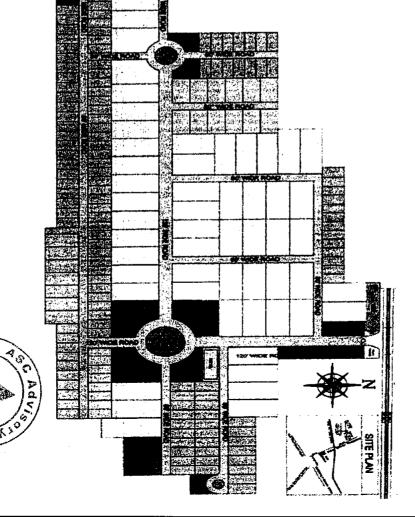




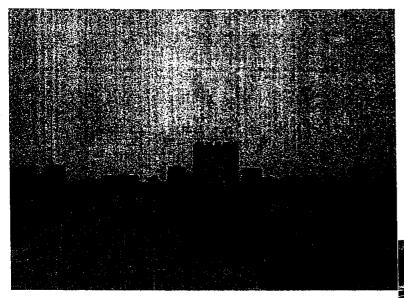
VEHARI INDUSTRIAL ESTATE SEZ

Size	277 Acres
Plot Price	7.5 M/Acre
Payment Plan	30% Down Remaining in 6 Installments
Plots Sizes Available	0.5,1 & 2 Acres & Above





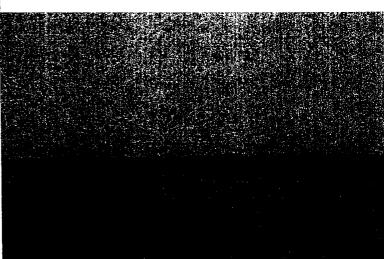








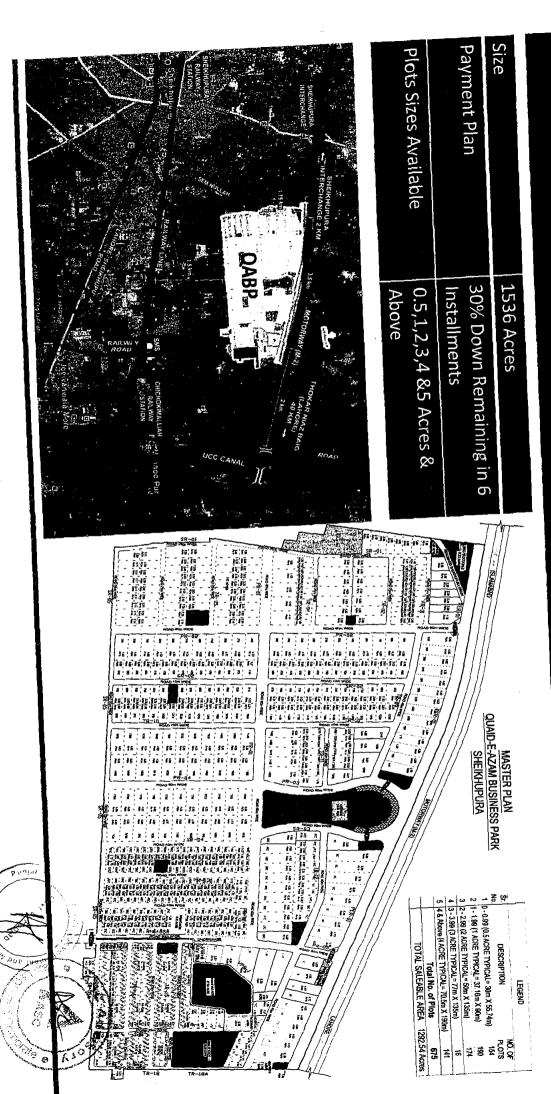








QUAID E AZAM BUSINESS PARK





Value-added facilities – at QABP

(Never offered before in any industrial estate)

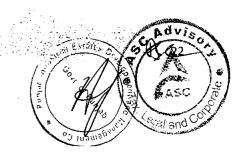
Multipurpose Industrial Complx	Labour Colony	Medical Centre	Rail track
Wholesale	Machinery / Spares	Truck parking	Automotive
market	/ tools market	lot	Repair facility
Hotel & Expo	Business Center /	Bus Shuttle	School
Cenetr	Virtual offices	Service	

Standard Facilities

Electricity	Gas	Govt. Offices	RESCUE-1122
Construction Permits	Vocational Training Institute	Water	Fuel station



BEST
FACILITIES
OFFERED
EVER





PIEDMC





THANK YOU!



Company's Introduction

PIEDMC – Punjab Industrial Estates Development & Management Company - is a section 42 company incorporated under Companies Ordinance of 1984. It is an autonomous, not-for-profit entity owned by the Government of Punjab and is run by a Board of Directors (BOD) comprising of private sector industrialists and ex-officio members. Since inception, the accomplishments in the form of estates like Sundar Industrial Estate, Multan Industrial Estate & Quaid e Azam Industrial Estate serve as successful and completed model projects. Four of the PIEDMC'S Industrial Estates have already been declared as SEZs namely Quaid-e-Azam Business Park, Rahim Yar Khan Industrial Estate, Bhalwal Industrial Estate, Vehari Industrial Estate. Soon to be launched Bahawalpur Industrial Estate is in the process of SEZ declaration.

Vision & Mission

It is a well-established fact that industrialization is the backbone for economic growth. With rapid, organized, methodical and efficient industrialization there is an increase in GDP, employment opportunities and above all improvement in wellbeing of the masses nationwide.

Our mission is to provide world class quality infrastructure, enhance business friendly environment, boost confidence and freedom for local and foreign investors to flourish their business activities mutually benefiting themselves, as well as economic growth of Pakistan & specially Punjab.

Our vision is to put economic growth on fast track by utilizing the most modern tools n techniques by helping local and foreign investors to enjoy the safest and welcoming ground to kick start their business activities.

Key Objectives

To translate above mission and vision following are the key parameters:

- Public Private Partnership
- Rapid industrialization
- Increase in GDP
- Creation of job opportunities
- Up-gradation of existing industrial estates
- Development of new Industrial Estates/ Business Parks
- Ensure efficient, cost effective and sustainable management of industrial estate(s)

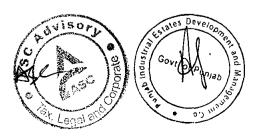
MAJOR PROJECTS UNDER THE UMBRELLA OF PIEDMC:

UPGRADED PROJECTS

- Quaid-e-Azam Industrial Estate, Kotlakhpat Lahore (QIE)
- Multan Industrial Estate Phase -I, Multan (MIE-II)

COMPLETED PROJECTS

Sundar Industrial Estate, Lahore (SIE)



- Multan Industrial Estate Phase -II, Multan (MIE-II)
- Bhalwal Industrial Estate, Bhalwal (BIE)
- Vehari Industrial Estate, Vehari (VIE)
- Rahim Yar Khan Industrial Estate, Rahim Yar Khan (RIE)

ONGOING PROJECTS

- Quaid-e-Azam Business Park, Sheikhupura (QABP)
- Bahawalpur Industrial Estate, Bahawalpur (BWPIE)-Launching Soon

ONE WINDOW SERVICE CENTER

For efficient and timely delivery of customer's requirements, PIEDMC has established one of its kind One Window Service Center in the heart of the city at Quaid-E-Azam Industrial Estate. It is approachable and convenient for industrialists to meet the desired requirements in terms of setting up their industry in PIEDMC's industrial estates.



Executive Summary

After taking the management control and upgrading of Multan Industrial Estate and Quaide-Azam Industrial Estate, the PIE introduced industrial estates in Raiwind, Bhalwal and Rahim Yar Khan and now introduced Vehari Industrial Estate (VIE) in District Vehari. The purpose of this estate is to create new jobs, reduce poverty, encourage industrialization in Punjab and resultantly increase the GDP of the country.

Under the Pakistan Environmental Protection Act 1997 (PEPA-97), clause 12, it is required that the proponent of any development project will have to submit an IEE or EIA report to the concerned Environmental Protection Agency/Department to obtain approval prior to start of construction or operation of the project. The objective of the Environmental Impact Assessment (EIA) study is primarily to document the existing baseline environmental conditions of the project area, establish the potential impacts of the project construction and operation on the physical, ecological and human environments, and propose the mitigation measures for the adverse impacts.

The policy framework for EIA is principally derived from the Pakistan National Conservation Strategy (1992). The principal applicable laws and regulations, in respect of EIA, are the Punjab Environmental Protection Act-1997 (as amended in 2010), the Pakistan Environmental Assessment Procedures (2000), and the NEQS (Self Monitoring and Reporting) Rule, 2001. The institution involved in the administrative action pertaining to the environmental aspect of the project is the Environmental Protection Department, Punjab.

According to the Pakistan Environmental Assessment Procedures (2000) by the PEPA for environmental approval, the VIE plant falls under Category B (Manufacturing and Processing) of Schedule II, which requires EIA for environmental approval prior to any construction. According to the Guidelines for Self Monitoring and Reporting by Industry (2001) prepared by the Environmental Standards Committee for the implementation of the NEQS, the VIE falls under Category A of Schedule I and Schedule II for monitoring and monthly reporting of environmental parameters of effluent and gaseous emissions respectively to the EPD.

The methodology adopted for conducting EIA study includes orientation session, development of the data acquisition plan, review of the existing data, sources and tools of data collection, primary data collection surveys (reconnaissance survey, socioeconomic survey), sources of secondary information and impact assessment matrices.

The area around the project site is flat. The project area is predominantly an uncultivated area and falls under seismic zone 2A with peak horizontal ground acceleration is 0.08 to 0.16. The climate is generally arid, characterized by hot summers and cool or cold winters, and wide variations between extremes of temperature. The quality of drinking water is contaminated with microbial contamination. The ambient air quality data show that the atmosphere of the area is generally good as all the concentration values of the pollutants are below recommended values. The ambient noise levels vary at different locations at different timings.

No forests are found in the project area. Terrestrial fauna are found in the project area but there are no endangered/rare species and protected areas.

There are five settlements namely 24WB, 30WB, 48WB, 28WB and 26WB present with km of the project site.

Executive Summary

Most of the people in these settlements live under nuclear family system. The male to female ratio is 1:19. There are altogether 14 government and private schools for boys and girls. The principle earning occupations include agriculture and wage labour. The land owners of the area tend to grow wheat, fodder crops, vegetable, and fruit plants. Livestock is mainly raised for transportation, food and farming purposes. The income levels of most of the people in the area are reasonable. Most of the houses are constructed in bricks and permanent roofing structures. No community water supply schemes are laid out in these settlements. The quality of ground water is generally good.

Electricity is provided to all the settlements through MEPCO. There is no natural gas supply in the area and the people mostly use cow dung and wood as fuel for cooking and heating. The main mode of transport for local villagers is public bus and wagons. The sanitary conditions are unsatisfactory with most of the people discharging their wastewater and solid waste into open drains and open land. Health of the people is good. The project site is accessible through Khanewal road. There are 09 mosques, 05 madrassa, 1 church, and 2 graveyards. None of the monuments/sites, of archaeological or historical importance, exist in the area. No recreational site of regional or national importance is found in the area. The local people opine that industrial development should take place with the aim to promote job opportunities and improve existing infrastructure.

The major environmental impacts of the proposed project will be due to the constructional and the operational activities. The constructional phase impacts are: generation of dust due to transportation of construction materials in uncovered form, open storage of construction materials, earthwork operations, preparation of concrete at batching plants, movement of construction machinery and construction materials transport vehicles, exhausts of the construction machinery, and construction materials transport vehicles mostly using diesel as fuel; noise due to movement of construction materials transport vehicles and construction and erection of electrical and mechanical equipment; generation of domestic wastewater and solid waste; job opportunities; public health and safety of local population. The operational phase impacts are wastewater generation, solid and liquid wastes generation, air pollution, noise and the OHS issues.

During the operational phase, the wastewater will be generated from the municipal and industrial sources. The solid wastes will mainly comprise empty containers of used lube oil, and chemicals, metal scrap, discarded mechanical parts, and domestic solid waste from all the industries in the VIE. Solid waste will also be produced from commercial and institutional activities in the VIE. The air pollution sources will be mainly generators, boilers, and vehicles. The plant noise and the vehicular noise are the two major sources. The plant noise is normally generated from the moving and rotating parts of the machinery (such as conveyor belts), boilers and generators. Generally, well maintained vehicles have noise within the NEQS level of 85 dBA. The OHS issues mainly concern with the use of the OHS equipment by the plant workers.

The mitigation measures for the construction phase issues include disposal of domestic wastewater, domestic solid waste management, dust suppression and noise control. To mitigate impacts during the operational phase, the management of the PIE should stick to the proposed measures to run the VIE in an environment-friendly manner. For solid waste management, monitoring of the solid waste with respect to its source, type and generation rate is essential. The municipal and industrial wastewater will be treated at the CETP. For liquid wastes, there care mutual agreement with the major suppliers of lube oil to take them back after use.

Executive Summary

The noise control measures should be implemented both for the plant noise and the vehicles. For the plant noise, the management should take different measures such as noise measurement, audiometric testing, record keeping of medical tests and follow up, engineering controls, administrative controls, and training of employees. For vehicular noise mitigation, the vehicles maintenance program will be implemented for carrying out their regular maintenance.

The management shall develop environmental management plan to implement the mitigation measures proposed for the environmental impacts during the construction and the operation phases. The plan will include institutional measures, waste management plan and occupational health and safety planning, and establishment of environmental monitoring department to carry out water quality monitoring of the CETP, solid waste monitoring (VIE in general and land fill site in particular), air quality monitoring (VIE in general and the land fill site in particular), and noise monitoring.

ASC



CERTIFICATE OF INCORPORATION

No. 4// 2.75 of 200 - 200

I hereby certify that " PW JAS INDUSTRIAL ESTATE

DEVELOP MONT AND MANAGEMENT COMPANY, "15- FANS ROAD. LAHORE.

is this day incorporated under the companies Ordinance of 1984, and that the company is limited by Guarantee without addition of the word "Limited" with name

Given under my hand an - MIOHE

day of 32 7328 38, 20%.

Two Thousand ____TAREZ

this

Fee Rs 20,000/2 (TWESTY STIE THEUSAKE SKLY).

(ATIO TR REHALL)

Districk Officer For Registrar Joint Stock Companies CITY District Government Lahore.

No. # / 125 1/5/5/2003/ 17 09 Dated 18.99.2003

(AL)

Cerlificale for Commencement of Business

(Pursuant to section 146 of the Companies Ordinance, 1984)

Which was incorporated a	under the Campanies Ori	4	
	day of		2003
and which has this day fit			
cunditions of section 69	and 146 of the said Ac	t. been complied with, i	s entitled to
commence business.	The state of the s		
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-ma_	JT STA		
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One thousand nine hands	HORE	(ATIQ-UR-REHMAN) DISTRICT OFFICER	OMOTION

THE COMPANIES ORDINANCE, 1984

(A COMPANY LIMITED BY GUARANTEE HAVING A SHARE CAPITAL)

ESTABLISHED UNDER SECTION 42 OF THE COMPANIES ORDINANCE, 1984

MEMORANDUM OF ASSOCIATION

OF

PUNJAB INDUSTRIAL ESTATE DEVELOPMENT AND MANAGEMENT COMPANY

- 1. The name of "The Company" is Punjab Industrial Estate Development and Management Company, having a share Capital, (hereinafter referred to as "The Company").
- 2. The registered office of The Company" shall be situated in the Province of the Punjab, city of Lahore
- 3. "The share capital of "Twe Company" will be as follows:
 - (i) Authorized Capital

R\$ 150.00 Million (Rupees One Hundred and Fifty Million).

(ii) Paid-up Capital

Rs.50.00 Million (Rupees Fifty Million).

The Capital is divided into Five (05) Million Oldinary Shares of Rupees Ten (10)

- 4. The objects for which "The Company" is established are as follows:
 - i. "The Company" is an association of non-profit organization, within the meaning of section 42 of the Companies Ordinance 1984 and is being formed as a public company:
 - organized and established for orderly, planned and rapid industrialization of Punjab, headed by a Chairman from private sector, a Board of Directors and a General Body as per Articles of Association, all to be nominated by Government of the Punjab, (hereinafter referred to as Government);
 - iii. to establish new Industrial Estate(s) as defined in Articles of Association of "The Company" and to upgrade those existing Industrial Estate(s) as may be assigned to "The Company" by Government, in financially sustainable

Page 1 of 5.

manner and to undertake such related functions as may be entrusted by Government to "The Company" from time to time;

- iv. to select/acquire/lease/purchase appropriate site(s) for the development of new industrial Estate(s) and to make ancillary arrangements related thereto for establishing such Estate(s) including but not limited to creation of charge, lien, mortgages, encumbrances etc.
- v. to develop infrastructure within the Industrial Estate(s). However, "The Company" shall not engage in real estate business;
- vi. to appoint Board of Management (BOM) for each of the Industrial Estate;
- vii. to identify support services required by each Industrial Estate(s) and to establish a linking mechanism with all the industries to increase productivity;
- viii. to form/incorporate/manage/administer/dispose of corporate entity(ies) as subsidiary(ies) with prior approval of the Government including but not limited to power generation/distribution/transmission/purchase/sale and/or any other purpose deetned expedient for the fulfillment of the objects of the Company, and/or co-operate with any other company or association having similar objects.
- to facilitate the provisions of utilities like electricity, gas, telephone and medical facilities and ancident services for the units established or to be established within the indextnal estate(s);
- x. To generate eclectic power through any means of generation developed or to be developed in future and to deal in transmission, transforming, conversion, switching, gridding, sale, purchase, distribution of electric power and other utilities in all its forms and perspectives and to undertake all such activities as are connected, linked or associated therewith and seek necessary approvals/registrations/licences from relevant authorities and to do all such acts, deeds or things as would be required for effective discharge of these objects;
- xi. to provide common facilities for the Industrial Estate(s) and to enter into financial transactions in furtherance thereof;
- xii. to identify the environment preservation requirements for the benefits of the Industrial Units:

xiii. to create zoning restrictions within the Industrial Estate(s);

- xiv. to promote creation of jobs by capitalization on strengths of each region by prioritizing the type(s) of industry, already prevalent in that particular area;
- xv. to collect statistical data from within the Industrial Estate(s) for undertaking future improvements;
- xvi. to promote interaction between the industrialists and Government to create an over all conducive industrial environment in the Industrial Estate(s):
- xvii. to arrange workshops and meeting points for creating interaction with international investors of government regulators, non government organizations (NGOs) and various significant services organizations and bodies for creating a highly conducive local/international investment environment;
- xviii. to arrange interaction between adademia and industry for creating platform to initiate research projects for the benefits of all concerned;
- xix. to provide the platform for the financial institutions to meet the stake holders and create specific products and services to solve the financial requirements of SMEs and the fiscal requirements of the financial institution(s) to create healthy loaning environment with a reduced risk of failure and to arrange systematic recovery/closure of such units;
- xx. to take necessary steps to attract industrialists to set up units in the industrial Estate(s):
- to borrow or raise money by all legal means/instruments, with the specific permission of Government;
- xxii. to open and operate banking account(s) and the draw, make, accept, endorse, discount, execute and issue process, bills of exchange, bills of lading, warrants, drafts, cheques, bonds, debentures and other negotiable or transferable instruments subject to compliance of relevant prudential regulations;
- xxiii. to undertake and execute such agency agreement(s) which may promote directly the objects of "The Company";
- xxiv. to print and publish any periodicals, books or leaflets in furtherance of "The Company's" objectives;
- xxv. to invest the monies of "The Company" not immediately required in short term secured investment;
- xxvi. to enter, with permission of Government into any arrangements with any government(s) and authority(ies), municipal, local or otherwise or any

Page 3 of 5

person or company that may seem conducive to all or any of the objects of "The Company" and to obtain from any such government(s), authority(ies), person or company any rights, privilege, contracts, license and concessions which "The Company" may think is desirable to obtain and to carry out exercise and comply therewith:

xxvii. to accept from any government(s) or agencies or authorities, public/private/civic bodies, corporations, companies, persons or any other source in Pakistan and abroad for use in work and to raise funds, accept any grants or money, moveable or improveable scoperty, donations, gifts, subscriptions, devices, bequests and other assistance with a view to promoting the objects of "company" and in receiving any gift or property to take the same enterpronditionally or unconditionally or subject to any special conditions which may be prescribed by the donor in writing and accepted by the BOD subject to such procedure prescribed by Government from time to time.

xxviii. acquire, take-over, accept by way of gift; the assets of any other organization, body or society with similar objects or undertake and accept the management of any endowment or trust fund set up with similar objects as that of "The Company", subject to such procedure as may be prescribed by Government from time to time;

xxix. to take such steps by personal of written appeals or otherwise as may from time to time be deemed expedient for the purpose of procuring contributions to the funds of "The Company" in the shape of donations or annual subscriptions;

xxx. to cooperate with any company or association having objects similar to the objects of "The Company" and any company or association the objects of which are calculated either directly or indirectly to benefit "The Company" in attainment of any of its objects;

xxxi. to propose to Government amendments in statutes, rules, orders for enabling "The Company" to carry any of its objects into effect; and

xxxii. to do all such other lawful and charitable things as are incidental or conducive to the attainment of the above described objects;

5. The liability of the members is limited.

6. The income of "The Company" when-so-ever derived shall be applied solely towards the promotion of the objects of "The Company" as set forth in the Memorandum of Association and no portion thereof shall be paid or transferred directly or indirectly, by way of dividend, bonus, remuneration or grant in the

shape of other benefits, by way of profit, or otherwise howsoever, to the members of "The Company"; provided that nothing therein contained shall prevent the payment in good faith of remuneration—to any officers or servants of "The Company" or any other person including Legal Advisor, except a Member in return for any services actually rendered to "The Company", nor prevent the payment of interest on money borrowed or rent out any property leased or hired from any person other than a Member of "The Company". No member of BOD of "The Company" shall be appointed to any salaried office of "The Company", or any office of "The Company" generating fee and that no remuneration shall be given by "The Company" to its members of BOD, but the Chairman/BOD shall be provided with the facilities for boarding, bodging and/or travel domestic or abroad undertaken for further ance of the objects of "The Company".

- 7. No addition, alteration or amendment shall be made to or in the provisions or regulations contained in the Memorandum and or Articles of Association, for the time being in force except in accordance with the Companies Ordinance. 1984 and with the prior approval of the Government and thereafter the same shall be submitted to and approved by the Register of Companies, Lahore Region.
- 8. Patronage of any government or authority express or implied, shall not be claimed unless such government or authority has signified its consent inverted in writing.
- 9. Each member of "The Company" undertakes to contribute to the assets of "The Company" in the event of its being would up, while he is a member, or within one year afterwards for payment of the cebts and liabilities of "The Company" contracted before he ceases to be member and of the ceases, charges and expenses of winding up. The sum to be contributed by the members shall be as follows.

All Members of "The Company" shall individually contribute a sum not exceeding Rs.1000.00 (Rupees one thousand only).

If the total sum required on winding up for payment of the debts and liabilities of "The Company" and of the said costs and expenses shall be less than Rs.1000.00 then the Member shall contribute thereto in proportion to their maximum specified liability.

10. Notwithstanding what is stated herein, if upon the winding up or dissolution of "The Company" there remains, after the satisfaction of all its debts and liabilities any property whatsoever, the same shall be given or transferred to Government.

We, the several persons, whose names and addresses are hereunder subscribed, are desirens of being formed into a Company in pursuance of this Memorandium of Articles of Associal

full and black letters Mohsin M. Syed		Nationality			
	Syed M. Muse	Pakislani	Engineer	71-S, Defence Phase-II, Lehore Cantt	PIL
Mr. Fayyaz Bashir	Bastur Alimad	Pakistani	Secretary industries, Commente & Investment	7-Alkman Road, GOH, Lanore.	Tel sails
Mr. Khawaja Muhammad Owais	Khawaja Khuda Bakhsh	Pakistani	Industrialist	House No.2, Nisar Colony Kashina Dasigir Lahore.	In (9)
Mr. Sikandar Mustafa Khan	Bashi: A. Khan	Pakistani	Chairman TEVTA	House No.30-D, Sarwar Hood, Lahore Cantt., Lahore.	Me
Mr. Sabir P. Chohan	Dr. M. A. Chohan	Pakistani	Engineer	House No.16, St. No. 63, Sector F73, Islamabad.	125
Mr. Almas Hyder	Dr. S. M. Nagi	Pokistani	Businessman	House No. L-41, Guloerg-II, Lahore.	PXX
Mr. Syed Nabeel Hashini	Syed Ouwat Ali Shah	Fakislani	Chief Executive Thermosole Indussitis (Pvt.) Ltd.	House No. 698 Biock-3 Sector C- i, Township, Lahore.	=4-4
Mr. Ы. I Khurram	Haji Barkat Aji	Pakistani	Chief Executive Comfort Knitweer (Pvt.) Lid.	45-E/I, Gulberg-III, Lahore	FFFF
Mejor (R) Shahnawaz Badar	G. M. Badar	Pakistani	Secretary Labour and Human Resources	House No. 89 GOR-III, Shadman, Lahore. House No. 224 F-10/3, Islamabad.	V-1, 191
vir. Kamran Lastieri	Serdar Abdul Majeord Khan Lashari	Pakistani	Secretary Environment Protection	House No.16 Fateh Sher Road Mozang, Lehore.	Jan Jan
Mr. Zaheer Ahmad Khan	Naseer Ahman Khan	Pakistani	Engineer	122-H, Phase-II, Lahore.	
Dr. Feisal Bari	Abdul Bari	Pakistani	Economist	House No.29 Ghazi Road, Karachi, Mohallah Sadder Bazar, Lahore	1 3.14 P

WITNESS TO ABOVE SIGNATURES

Full Name:

Father's Name:

Full Address:

Nationality

Signatures: FH. MICHANIMAD RASHING Occupation: Advocate High Count Language



THE COMPANIES ORDINANCE, 1984

ARTICLES OF ASSOCIATION

OF

PUNJAB INDUSTRIAL ESTATES DEVELOPMENT AND MANAGEMENT COMPANY (A COMPANY LIMITED BY GUARANTEE HAVING A SHARE CAPITAL)

PRELIMINARY

1. WHEREAS IT HAS BEEN agreed by several persons whose names are hereunto subscribed to establish and incorporate a Company Limited by Guarantee having a Share Capital under the provisions of the Companies Ordinance, 1984 in the name of Punjab Industrial Estate Development and Management Company (hereinafter referred to as "The Company") in accordance with the provisions of the Memorandum of Association hereto annexed and subject to several regulations hereinafter contained which shall be the regulations for management of "The Company" and for the observance of Members, thereof and their representatives and the same shall subject to exercise powers of "The Company", in reference to the repeal or alteration of or addition to, its regulations by Special Resolution as prescribed by the "Ordinance", be such as are contained in "These Presents".

INTERPRETATION

- 2. The marginal notes hereto shall not affect the construction hereof, and in "These Presents" unless there be something in the subject or context inconsistent therewith:
 - I. "Attorney" includes an attorney duly constituted or appointed under power of attorney or any other authority in writing.
 - II. "Board of Directors" reans the Board of Directors (BOD) of "The Company" as constituted under provisions of "These Presents".
 - III. "Board of Management" mean representatives of occupiers of each Industrial Estate, nominated and appointed as such by BOD subject to Article 22 hereof. For the purposes of this clause an "occupier" means an owner in-possession of an industrial unit in industrial estate(s).
 - IV. "Chairman" means Chairman of "The Company" duly nominated from time to time by "Government" under the provisions of "These Presents".
 - IV-a "Chief Executive Officer" means the contractual employee, selected through an open competitive selection process by BOD to perform functions within the meaning of section 2(6) of the Companies Ordinance, 1984 and appointed as such in accordance with the terms and conditions to be determined by BOD.
 - V. "Federal Government" means Government of Pakistan.

- VI. "Fund" means initial amount to be provided by "Government" on loan basis on mutually agreed terms and conditions including mark-up rate with repayment period.
- VII. "General Body" means General Body of "The Company" as constituted under the provisions of "These Presents".
- VIII. "Government" means Government of the Punjab through Industries Department.
- IX. "Industrial Estate" means an Industrial Estate managed or to be established by "The Company" anywhere in the Province of Punjab.
- X. "Independent Director means a director who is nominated by "Government" and shall have the same meanings as ascribed thereto respectively by the "Rules".
- XI. "Legal Advisor" means an Advocate entitled to appear before any of the High Court of Pakistan or Supreme Court of Pakistan and shall be appointed by the Chief Executive Officer and approved by BOD or retainer basis.
- XII. "Local Government" means a Local Government as defined in the Punjab Local Government Ordinarce, 3001 (XIII of 2001).
- XIII. "Member" means Member of "The Company" whose name appears and/or is borne on the Register, as envisaged by Section 2(21) of the "Ordinance".
- XIV. "Month" means English calendar month.
- XV. "Office" means the registered office of "The Company".
- XVI. "Ordinance" means the Companies, Ordinance, 1984 and every statutory modification thereof for the time being in force.
- XVII. "Prescribed" means as prescribed by BOD from time to time.
- XVIII. Rules" means the Public Sector Companies (Corporate Governance) Rules, 2013 and every statutory modification thereof for the time being in force.
- XIX. "Register" means the Register of Members to be kept pursuant to the "Ordinance".
- XX. "Seal" means the common Seal of "The Company".
- XXI. "Secretary" means any individual appointed to perform the secretarial, administrative or other duties ordinarily performed by the secretary of a company.
- XXII. "Special Resolution" and "Ordinary Resolution" have the same meanings as assigned thereto respectively by the "Ordinance".
- XXIII. "These Presents" means and include Articles of Association and any modification or alteration thereof for the time being in force.
- XXIV. Words importing singular number only include the plural number.
- XXV. Words importing plural number only include the singular number.



- XXVI. Words importing masculine gender only include the feminine gender.
- XXVII. Words importing feminine gender only include the masculine gender.
- XXVIII. Words importing persons include bodies corporate and otherwise, firms, registered or un-registered associations, and non-government, semi-government and government organizations.
- XXIX. Words of expressions in "These Presents" shall, except where it is repugnant to the subject or context, bear the same meanings as in a Standard English Dictionary.
- XXX. "Written" and "In Writing" includes printing, lithography, type-writing, telex, tele-facsimile (fax) and other modes of representing or reproducing words in a visible form.

BUSINESS OF "THE COMPANY"

3. The business of "The Company", its affairs and/or functions shall comprise of achieving the objects given in the Memorandum and include indertaking of all or any of the several objects, and any act, deed of thing done in pursuance thereof, ancillary and/or incidental thereto as expressed in, and authorized by the Memorandum of Association hereto anexed, and can be commenced immediately after incorporation of "The Company" as BOO may think fit.

SHARE CAPITAL OF "THE COMPANY

- 4. The Equity of "The Company" which shall be provided by the "Government" as follows:
 - Authorized Capital Rs. 150.00 Million Ruples One Hundred and Fifty Million)
 - Paid up Capital Rs 50.00 Million (Rubees Fifty Million)

The Capital shall be divided into (65) Million Ordinary Shares of Rupees Ten (10) each. "The Company" may from time to time, by Special Resolution, increase, consolidate, subdivide, reduce or otherwise reorganize the Share Capital, subject to the "Ordinance" and with prior approval of the "Government".

TRANSFER AND TRANSMISSION OF SHARES

5. The "Government" shall have the exclusive right to transfer any share.

No shares can be mortgaged, pledged, sold, hypothecated, transferred or disposed of by any Member without previous sanction of Government.

In case of death of any Member, his share shall automatically stand transferred to Government, which shall have the exclusive right to allot the same to any other person/institution/entity.

MEMBERSHIP

6. The subscribers to "These Presents" and to the Memorandum of Association hereunto annexed shall be admitted to the Membership of "The Company" from time to time and shall be deemed to have agreed to become a "Member" of "The Company" in



accordance with and in pursuance to "These Presents" and whose names appear in the Register, shall be the "Member" of "The Company".

7. The total number of members of BOD of "The Company" shall be fifteen (15), who shall be nominated by "Government". Nine (09) members including the Chairman shall be the Independent Directors nominated by "Government". Six (06) members of the BOD shall be the Secretaries to the "Government" for Industries Department, Finance Department, Labor & Human Resource Department Chairman TEVTA., Chief Executive Officer of "The Company" and Chief Executive Officer of Punjab Board of Investment & Trade (PBIT) shall be appointed ex-officio.

Subsequent vacancies arising thereafter of members of BOD shall be filled in accordance with "These Presents". Due regard shall be given to skills and discipline in the composition of "General Body". Any person who is a company which is in loan peraout, or otherwise pedigible to hold any such post under or by any law cannot be a member of BOD.

- 8. Any person/industrial estate/organization interested in the promotion of good governance and engaged in any voluntary activity with a proven teriord of Industrial experience is eligible to become a "Member" of "General Body" an invitation by BOD and approval of "Government", except a person/ industrial estate/organization who is a loan defaulter, or is a sponsor of company which is a loan defaulter, or otherwise ineligible to hold any such post under or by any law. Such person/industrial estate/organization may be associated with a voluntary organization or a private individual having readile of community service but his/its Membership of "The Company" will be in his/its individual capacity.
- 9. "The Company" shall maintain a Roll of "Members", clearly indicating their full names, addresses and occupations and every "Member" shall sign the same. If a "Member" of "The Company" changes his address, he shall forthwith notify his new address to "Secretary" of "The Company", who shall thereupon cause the new address to be put on the Rolls of "Members". Where, however, a "Member" does not notify any change of address to the "Secretary", the address appearing on the Rolls of the "Members" shall be deemed to be correct address of the "Member". The said Roll of "Members" also called "Register" shall be maintained at the Office of "The Company".
- 10. Membership of "The Company" may be terminated on the happening of any of the following events:
 - 1. On the "Member's" death, resignation, insolvency, lunacy or conviction for an offense involving moral turpitude.
 - II. When a "Member" does not attend three consecutive General Meetings of "The Company" without prior leave of absence granted by BOD.
 - When "The Company" in General Meeting, by a simple majority, decides to terminate the Membership of any person who acts in a manner prejudicial to the interests of "The Company", fails to fulfill any obligation required by "The Company" or acts in a manner as is not conducive to the objects of "The Company".



- 11. Subject to the foregoing and/or other provisions, Membership of "The Company" shall be open to all Pakistani citizens.
- 12. If a vacancy occurs, among the "Members", such vacancy shall be filled in as provided in Article (08) supra.
- 13. When a "Member" desires to resign from his Membership of "The Company", he shall forward his letter of resignation to the Ghancoan and such resignation shall take effect only from the date of its acceptance by 100.
- 14. "The Company" shall function notwithstanding any vacancy in any of its bodies and no act, direction or proceeding of "The Company" shall be rendered invalid merely by reason of such vacancy or because of any defect in the appointment of any of the officers of "The Company".
- 15. The Chairman and the members of BOD will not be paid any remuneration but will be provided traveling, boarding lodging traveling and transportation facilities on such terms as decided by BOD.
- 16. "Members" of "The Company" shall not be paid any remuneration or dividend.

OFFICERS OF "THE COMPANY"

- 17. "The Company" shall comprise the following:
 - General Body
 - II. BOD
 - III. Chairman
 - IV. Chief Executive Officer
 - V. Secretary
 - VI. Board of Management for specific Industrial Estates, exercising such powers as may be specifically "Prescribed" by BOD.

GENERAL BODY

- 18. There shall be a "General Body" of "The Company", which shall comprise of all the shareholders.
- 19. The Chairman shall preside over all meetings of "General Body".
- 20. The Chairman may invite any person other than a Member to attend a meeting of "General Body". Such invitee to be known as special invitee, shall not, however, be entitled to vote at the meeting.
- 21. "General Body" shall have the following powers and functions, namely:
 - to give overall policy guidance and direction for the efficient functioning of "The Company";
 - b. to approve the annual budget;
 - c. to consider the balance sheet and audited accounts for the previous year;

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- d. to consider the annual report prepared by BOD;
- e. to amend "These Presents", if deemed necessary, by way of addition, alteration, modification or substitutions, in accordance with the "Ordinance" and with prior approval of the "Government" only after which the same shall be submitted to and approved by the Registrar Companies, Lahore Region.
- f. to appoint auditors except the First Auditors to be appointed by BOD.

POWER OF NOMINATION AND/OR TERMINATION

22. The power to nominate and/or terminate the sparrage, any Director or the "Member" of "General Body" shall vest with the "Government" may also supersede BOM of industrial estates or appoint of remove member(s) thereof.

GENERAL MEETINGS

- 23. The First Annual General Meeting of "The Sompany" shall be held at such time not more than eighteen (18) months after the fincorporation of "The Company", and at such time and place as BOD may determine:
- 24. Subsequent Annual General Meetings of "The Company" shall be held at least once every year at such time and place as may be determined by BOD, within fifteen calendar months after the beging of the annual accounts.
- 25. The above named General Meetings shall be called Annual General Meetings. All other meetings of "The Company" shall be called Extraordinary General Meetings.
- 26. BOD may at any time call for an Extraordinary General Meeting and shall, on the requisition of the Members representing not less than one-third of the voting power on the date of deposit of requisition are ceed to call an Extraordinary General Meeting.
- 27. Any such requisition shall specify the objects of the Meeting and shall be signed by the makers, and shall be deposited at the Office. The meeting must be convened for purposes specified in the requisition only.
- 28. If BOD does not proceed to cause a meeting to be held within twenty one days from the date of requisition being deposited, the makers or a majority of them may themselves convene a meeting to be held not more than three months, from the date of deposit of the requisition.
- 29. Any meeting convened through requisition shall be convened in the same manner, as nearly as possible, as that in which meeting is convened by BOD.
- 30. Subject to the provisions of the "Ordinance", relating to Special Resolutions, twenty one days notice, at least (exclusive of the day on which the notice is served or deemed to be served, but inclusive of the day on which the notice is given), specifying the place, the day and the hour of the meeting, and in case of special business, the general nature of such business, shall be given of every General Meeting whether Annual or Extraordinary to the "Members" in the manner in which notices

are required to be served in accordance with the provisions contained herein below. Notwithstanding anything contained herein before, a meeting may be convened by such shorter notice and in such manner as those "Members" may think fit with the consent of all the "Members" entitled to receive notice thereof and the permission of the Registrar Companies, Lahore Region.

31. The accidental omission to give any such notice to or the non-receipt of notice by any of the "Member" shall not invalidate the proceedings of any such meeting.

PROCEEDING AT GENERAL MEETINGS

- 32. The business of an Annual General Meeting shall be to receive and consider the income and expenditure account and balance sheet, the Annual Report of BOD and of the Auditors, if required or found necessary, and the appointment of the Auditors and fixation of their remuneration and to transact any other business which may be transacted at an Annual General Meeting. All other business transacted at Annual General Meeting and all business transacted at an Extraordinary General Meeting shall be deemed special.
- 33. Two third (2/3) of the voting power of "Montheles" of the Company" present personally, shall be a quorum for a General Meeting for all purposes. No business shall be transacted at any General Meeting unless the quorum appresent at the commencement of business.
- 34. If within an hour of the time appointed for the meeting a quorum is not present, the meeting if called on the requisition of "Members", shall be dissolved. In any other case, it shall stand adjourned to the same day in the next week at the same time and place, and if at the adjourned meeting, a quorum bresent within half an hour from the time appointed for the meeting, "Members" being not less than one fourth (1/4) of the total voting power of "Members" of "The Company", shall be a quorum.
- 35. The Chairman shall be entitled to take the chair at every General Meeting of "The Company". If the Chairman is unable due to sickness or some other unavoidable reasons, BOD may elect one of the Director's to preside.
- 36. The Chairman may, with the consent of any meeting at which a quorum is present (and shall if so directed by the meeting), adjourn the meeting from time to time and from place to place, but no business shall be transacted at any adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place. When a meeting is adjourned for ten days or more, notice of the adjourned meeting shall be given as in the case of an original meeting. Save as aforesaid, it shall not be necessary to give any notice of an adjournment or of the business to be transacted at an adjourned meeting.
- 37. At any General Meeting a resolution put to the vote of the meeting shall be decided on a show of hands, unless a poll (before or on the declaration of the result of the show of hands) demanded in accordance with the provisions of the "Ordinance" and unless a poll is so demanded, a declaration by the Chairman that a resolution has on a show of hands, been carried or carried unanimously or by a particular majority

Page 7 of 16

and an entry to that effect in the book of the proceedings of "The Company" shall be conclusive evidence of the fact, without proof of the number or proportion of the votes recorded in favor of, or against, that resolution.

- 38. If a poll is duly demanded, it shall be taken in such manner as the Chairman shall direct, and the result of the poll shall be deemed to be the resolution of the meeting at which the poll was demanded.
- 39. In the case of an equality of votes, whether on a show of hands or on a poll, the Chairman of the meeting at which the show of hands takes place, or at which the poll is demanded, as the case may be, shall be entitled to a casting vote.
- 40. The demand of a poll shall not prevent the continuance of a meeting for the transaction of any business other transaction on which a poll has been demanded.

VOTES OF MEMBERS

- On a show of hands and on a policevery Member present in person shall have vote(s) according to the shareholding. Voong by proxy is allowed as envisaged by the "Ordinance".
- 42. Any corporation or body corporate which is a Member of "The Company" may by resolution of its directors or other governing body, authorize such person as it thinks fit, to act as its representative at any meeting of "The Company". The persons so authorized shall be entired to exercise the same powers on behalf of the corporation which he represents as that corporation could exercise if it were an individual Member of "The Company" present in particle. A corporation or body corporate, as the case may be, attending a meeting through such representative shall be deemed to be present at the meeting in action.

BOARD OF DIRECTORS (BOD)

43. The BOD shall comprise of Wifteen (09) members of which nine (09) members including the Chairman shall be the Independent Directors. The remaining six (06) members shall be the following

Secretary Industries

Secretary Finance

Secretary Labor and Human Resource Development

Chairman TEVTA

Chief Executive Officer of "The Company"

Chief Executive Officer PBIT

44. The affairs of "The Company" shall be managed by BOD, which shall have the responsibility to determine the direction and scope of the activities of "The Company" in accordance with the objectives specified in Memorandum of Association. It shall also have the responsibility to approve projects and assignments as well as providing technical assistance as may be mutually agreed upon, to the "Local Governments" and to approve and administer the annual and supplementary budgets.



- 45. The term of office of a member of BOD shall be three years, unless he resigns earlier or becomes disqualified from being a Director or otherwise ceases to hold office.
- 46. No member of BOD shall serve for more than three (03) consecutive terms of three (03) years each except *ex officio* members.
- 47. Members of BOD shall function in their individual capacity exercising individual judgment under the Chairman, and shall not be subjected to or be bound by instructions or orders of the office, organization or agencies with which they may be associated, except *ex officio* members.
- 48. No action or decision by BOD shall be rendered invalid or inoperative on account of any vacancy or vacances in the composition of BOD.
- 49. The meetings of BOD shall be held in the following manner:
 - a. The BOD shalf hold at least six regular meetings every year and shall be called by notice sheer the fignature of "Secretary".
 - b. All meetings of BOD shall be presided over by the Chairman or in his absence, by a Director to be elected by BOD.
 - c. Minutes of the meetings of BOD shall be recorded by "Secretary" or in his absence by a member of BOD, appointed by the Chairman. The minutes shall be duly approved or corrected at the following centure meeting and filed in the permanent records of "The company".
 - d. Members of BOD shall not receive any compensation for their services to "The Company" and/or any profit out of the business of "The Company".
- 50. Every notice calling for a meeting of BOD shall state "In Writing" the date, time and place of the meeting and shall be sent to every member of BOD ordinarily seven clear days before the day appointed for the meetings.
- 51. Any inadvertent omission to give notice or the non-receipt or late receipt of a notice by any member shall not invalidate the proceedings of the meetings.
- 52. At least 1/4th of the members of the BOD shall constitute a quorum provided at least one Director shall be the representative of the "Government".
- 53. Each member of BOD shall have one vote. All questions at meetings of BOD shall be determined by a vote of members present, provided that in case of equality of votes, the Chairman shall have a casting vote.
- 54. Subject to the "Ordinance" any business which BOD may consider necessary to perform, except such as may be required to be placed before "General Body" in general meeting, may be performed by a resolution in Writing circulated among all members of BOD, and any such resolution so circulated and approved by a majority of the members signing, shall be as effectual and binding as if a resolution had been passed at a meeting of BOD.
- 55. The proceedings of the meeting of BOD and resolution passed by the circulation shall be recorded in a book which shall be maintained by "The Company" for this purpose.

ARC

- 56. BOD shall exercise all executive and financial powers of "The Company", subject to such direction as may be issued by "General Body" from time to time.
- 57. The BOD shall be responsible for developing the policy guide lines for over-all management and administration of "The Company" and in particular and without prejudice to the generality of the foregoing provisions, BOD shall have the powers, subject to the provisions hereof, inter alia:
 - 1. establish byelaws and service rules of "The Company";
 - II. to constitute or to reconstitute Board of Management(s) for the industrial estates established, developed or managed by "The Company" and appoint members, fill casual vacancy(ies) and to remove any or all member(s) thereof;
 - III. to devise eligibility criteria and to establish operational policies including those relating to finance(s) for "BOM" of the moustrial Estate(s) established, developed or managed by "The Company"
 - IV. prepare and execute detailed plans and programs for the furtherance of the objects of "The Company";
 - V. consider the annual and supplementary budgets placed before it and pass them with such medification as may be deemed necessary for being submitted to "General Body";
 - VI. prepare annual report and cause the preparation of accounts of "The Company" for consideration of "General Body":
 - VII. create posts and appoint such contractual staff as may be required for efficient management of affeirs of the "The Company" and regulate the recruitment and terms are conditions of their services;
 - VIII. receive and to have custody of Funds and resources of "The Company", operate "The Company" and manage the properties of "The Company";
 - IX. incur expenditures subject to the provisions of the approved budget;
 - X. enter, for and on behalf of "The Company", into agreements including those containing arbitration clauses;
 - XI. establish, maintain, amalgamate and/or close down 'the company" offices etc. as may be deemed appropriate;
 - XII. to propose investment scenarios relating to Industrial Estate(s) development to Government;
 - XIII. to promote the establishment of common technical facility centers for up gradation of technologies used by the occupier(s) of Industrial Estate(s);
 - XIV. appoint boards, committees, sub-committees and panels, consisting of persons who may or may not be Members of "The Company" or employees of "The Company" to deal with any specific task as may be determined from time to time and to confirm the appointment of Legal Advisor appointed by the Chairman:

- XV. to impose and recover fees and charges for the services rendered by "The Company"; and
- XVI. to contract out operational and management functions as and when required, to reputable firms or companies;
- 58. BOD may by resolution delegate such administrative, financial and other powers to the Chairman, Chief Executive, committees, sub-committees, panels and boards or any other officer of "The Company" as it may consider necessary and proper, subject to the condition that action taken by them under the powers so delegated, shall have to be confirmed and/or ratified in the next meeting of BOD.

CHAIRMAN

- 59. A. The Chairman shall be normalitied by the "Government".
 - B. The Chairman frail not be paid any renuneration for his services, but shall be provided all secretarial/material/technical support in order to facilitate the efficient handling of The Company He will also be provided boarding, lodging, traveling and transportation facilities and shall be reimbursed for out of pocket expenses.
- 60. The Chairman shall be responsible inter alia for:
 - I. coordinating and exercising general supervision over all activities of "The Company"; and
 - II. any other task as may be delegated by BOD.

CHIEF EXECUTIVE OFFICER (CEO):

- 60 A. a. The CEO shall be a contractual employee to be hired for a period of three years renewable term. He shall be duly selected through an open competitive selection process by the BOD from private sector having an employeering/management qualification and experience of at least 10 years managing industrial projects, and appointed as such in accordance with terms and conditions of his appointment to be determined by BOD.
 - b. The CEO shall work under the directions of the BOD through Chairman and he shall be responsible for day-to-day management and administration of "The Company". Without prejudice to the generality of the foregoing, he shall be responsible:
 - to determine powers, duties and fix salaries or emoluments of the managers, secretaries, officers, clerks and employees, either permanent or temporary and to require security in such instances and to such amount as deemed appropriate;
 - II. to prescribe duties of all employees and staff of "The Company";
 - III. to make, draw, endorse, sign, accept, negotiate and give cheques, bills of lading, drafts, orders, bills of exchange, promissory notes and other negotiable instruments in the amount(s) and manner as allowed/approved by BOD;

Page Illaof 16

- IV. to institute, conduct, defend or abandon any legal proceedings by or against "The Company" in consultation with Legal Advisor or otherwise concerning the affairs of "The Company" and also to compound and allow time for payment or satisfaction of any debt due and of any claim or demand by or against "The Company";
- V. proper administration of the affairs, "Funds" and resources of "The Company";
- VI. to secure fulfillment of any contract, agreement or engagement entered into by "The Company" by mortgage or charge of all or any of the properties of "The Company" from time to time or in such manner as he may think fit in the interest of "The Company";
- VII. to appoint and to remove or suspend managers, secretaries, officers, clerks and employees, either permanent of temporary, and to determine their powers, duties and fix their salaries of emoluments and to require security in such instances and to such amount as deemed appropriate.
- VIII. to refer any claims or demands by or against "The Company" to arbitration and observe and perform the awards, in consultation with Legal Advisor;
- IX. to exercise supervision and disciplinary control over the work and conduct of all employees of The Company in accordance with Human Resource and Administration Policy/Rules of Regulations approved by the BOD;
- X. to delegate any of his function to any officer of "The Company" with permission of the BOD:
- XI. any other task assigned by BOD.

POWERS AND DUTIES OF BOD.

61. The business of "The Company" shall be managed by BOD, who may exercise all such powers of "The Company" as are required by the "Ordinance".

RESOURCES OF "THE COMPANY"

- 62. The resources of "The Company" shall consist of the following:
 - grants made by "Government";
 - II. fee and charges imposed by "The Company" for services rendered by it: and
 - III. income and receipt from other sources;
- 63. "The Company" may in furtherance of its objectives;
 - I. invest and deal with "Funds" and monies of "The Company" according to "These Presents":
 - II. borrow and raise resources for "The Company" according to "These Presents":

- III. draw, accept, make, endorse, sign, negotiate, deposit, promissory notes, bills of exchange, cheques or any other negotiable instruments; and
- IV. create, with the permission of "Government", a reserve company, sinking company, insurance company or any other special company whether for depreciation, repair, improvement, extension or maintenance of any of the properties or rights of "The Company" and/or for recouping wasting assets and for any other purposes for which "The Company" deems it expedient or proper to create or maintain any such company or companies.
- 64. All properties of "The Company", moveable or immovable, shall vest in "The Company" and shall be administered by Chief Executive Officer, on behalf of "The Company" within the parameters set by "The Company" in its General Meeting or otherwise as directed by BOD.
- 65. "The Company" may purchase, hire, lease, exchange or otherwise acquire property, moveable or immovable, tangible or intangible (including copyrights, patents and intellectual properties) which may be necessary or convenient for the purpose of "The Company" and construct, alter and/or maintain such buildings and works as may be necessary for carrying out the objects of "The Company provided that for acquisition or disposal of immovable property through any mode, prior permission of "Government" shall be mandatory.
- 66. The income and the property of "The Company however derived, shall be applied towards the promotion and furtherance of the objectives of "The Company" as set forth in the Memorandum of Association hereto antexed. Save as otherwise provided elsewhere, no portion of the income and property of "The Company" shall be paid or transferred directly or indirectly by way of dividents of by way of profit to persons who at any time are or have been "Members" of "The Company" or to any of them or to any person claiming through them provided that nothing herein shall prevent the payment in good faith any remuneration to any employee or other person in return for services rendered to "The Company" or for traveling allowance, and other similar out of pocket expenses.
- 67. A. All funds should be paid into "The Company's" account(s) with the bank(ers) of "The Company" and shall not be withdrawn except by cheque signed by authorized representatives in accordance with the procedure to be "Prescribed":
 - B. Unless otherwise authorized by BOD, no new account in the name of "The Company" shall be opened.

THE SEAL

The "Seal" shall not be affixed to any instrument except by the authority of a resolution of the BOD and in the presence of at least two members of BOD or such other persons as BOD may appoint for the purpose and they shall sign every instrument to which the "Seal" is affixed in their presence.

ACCOUNTS

- 69. The BOD shall cause to be kept proper books of accounts as required under section 230 of the "Ordinance".
- 70. The books of account shall be kept at the "Office" or at such other place as BOD shall think fit and shall be open to inspection by the members of BOD during business hours.
- 71. BOD shall from time to time determine whether and to what extent and at what time and places and under what conditions or regulations, the accounts and books or papers of "The Company" or any of them shall be open to the inspection of Members not being members of BOD and no Member (not being a member of BOD) shall have any right of inspecting any account and book or papers of "The Company" except as conferred by law or authorized by BOD or by "The Company" in General Meeting.
- 72. BOD shall cause to be prepared and to be laid before "The Company" or General Meeting such profit and loss accounts or income and expenditure accounts and balance-sheets duly audited and reports as are required by sections 238 and 236 of the "Ordinance".
- 73. A balance-sheet, profit and loss account, income and expenditure account and other reports referred to in Article 69 supra shall be made out in every year and laid before "The Company" in the contral General Meeting and made up to a date not more than four (04) months before such meeting. The balance-sheet and profit and loss account or income and expenditure account shall be accompanied by a report of the Auditors of "The Company" and the report of BOD.
- 74. A copy of the balance-sheet and profit and loss account or income and expenditure account and reports of BQD and Auditors, shall, at least twenty one days preceding the meeting be sent to the persons entired to receive notices of General Meetings in the manner in which notices are to be given hereunder.
- 75. BOD shall in all respects comply with the provisions of sections 230 to 236 of the "Ordinance".

AUDIT

- 76. The appointment and duties of the auditor(s) shall be regulated in accordance with the "Ordinance".
- 77. A. "The Company" at each Annual General Meeting shall appoint an auditor(s) being chartered accountant(s) to hold office until the next Annual General Meeting and the following provisions shall have effect, that is to say:

if an appointment of an auditor(s) is not made at an Annual General Meeting, the Securities and Exchange Commission may appoint an auditor(s) as per provisions of the "Ordinance".

 A member of BOD or an officer of "The Company", or a partner of or person in the employment of such member of BOD or officer or any person, indebted to "The Company" shall not be appointed auditor of "The Company".



- II. If any person after being appointed auditor becomes indebted to "The Company", his appointment shall thereupon be terminated.
- III. The First Auditor(s) of "The Company" may be appointed by BOD within 60 days of the date of incorporation and auditor(s), if so appointed, shall hold office until the first Annual General Meeting, unless previously removed by a resolution of "The Company" in General Meeting in which "Member" of "The Company" may appoint auditor(s) at such a meeting.
- IV. Retiring auditor(s) shall be eligible for re-appointment.
- V. No person other than a retiring auditor(s) shall be capable of being appointed to the office of the auditor at the Annual General Meeting unless notice of an intention to nominate him be given to "The Company" not less than fourteen days before the day fixed for the holding of such Annual General Meeting and upon receipt of such notice, the provisions of the "Ordinance" shall be complied with.
- B. Any other audit of "The Company" shall be conducted as provided in the "Ordinance".
- 78. The remuneration of the auditor(s) shall be fixed by "The Company" in the General Meeting except that the remuneration of any auditor(s) appointed before the first Annual General Meeting or to fill any casual vacancy may be fixed by BOD.
- 79. Every auditor of "The Company" shall have a right of access at all times to the books, assets and accounts and vouchets of "The Company" and shall be entitled to require from the members of BOD and officers of "File Company" such information and explanation as may be necessary for the performance of duties of the auditor(s) and auditor(s) shall make a report to Members of the Company" on the accounts examined by them, and an every balance-sheet income and expenditure account laid before "The Company" The General Meeting, during their tenure of office and the report shall state whether or part the have obtained all information and explanations they have required and whether or not in their opinion the balancesheet, is in conformity with the law and whether or not such balance-sheet, and income and expenditure account, exhibit true and correct view of the state of "The Company's" affairs according to the best of their information and explanations given to them as shown by the books of "The Company" and whether or not in their opinion the books of accounts have been kept by "The Company" as required by the "Ordinance"; where any of the matters referred to herein above and answered in the negative or with a qualification, the report shall state the reasons for such answers and the report shall be attached to the balance-sheet, income and expenditure account and such report shall be read before "The Company" in a General Meeting and shall be open to inspection by any "Member".
- 80. The auditor(s) shall be entitled to receive notice of and to attend all General Meetings of "The Company".
- 81. Every account when audited and approved by the General Meeting shall be conclusive accept as regards any error discovered therein within three months after the

approval thereof. Whenever any such error is discovered within that period, the account shall forthwith be corrected and henceforth shall be conclusive.

NOTICE

- 82. A notice may be given by "Secretary" to any "Member" either personally or by sending it by post to him to his registered address.
- 83. Where a notice is sent by post, service of the notice shall be effected by properly addressing, pre-paying and posting a letter containing the notice and unless the contrary is proved, notice shall be deemed to have been effected at the time at which the letter would be delivered in the ordinary course of post.
- **84.** Notice of every General Meeting shall be given in a manner described supra to every "Member".

INDEMNITY

85. Every "Member" of "The Company" and BOD, the Chairman, Chief Executive Officer or any other officer or employed of "The Company" shall be indemnified by "The Company" against all costs, losses which they may include become liable to pay by reason of any contract entered into or act or deed done by them in discharge of their duties in good faith and any toss occasioned by any error of judgment, damage or misfortune which may happen in the execution of their duties in connection with affairs of "The company".

POWER OF GOVERNMENT

86. Power to authorize the development, and up-gradation of existing or new "Industrial Estate(s)" shall vest in the "Government".

AMENDMENT

87. "These Presents" may, subject to clause 7 of the Memorandum of Association, be amended, modified, substituted, altered or repealed by a three fourth majority of the voting strength of the "Members" present and voting on a Special Resolution for the purpose in an Extraordinary General Meeting of the "Members", provided that a notice "In Writing" specifying the intention to propose the resolution as a Special Resolution shall have been served on "Members" of "The Company" at least twenty one days prior to the meeting.

DISTRICT OFFICER (IPWM)

For Registrar Joint Stock Companies
Labore

DISTRICT OFFICER (IPWM)

For Registrar Joint Strick Companies
Labore



We, the several persons, whose names and addresses are hereunder subscribed, are desirous of being formed into a Company in pursuance of these Articles of Associat.

Name and surname (present and former in) full and block letters	Father's Husband's	Nationality/former Nationality	Occupation	Residential address in full	Signatur
lohsin M. Syed	Syed M. Milis	Pakistani	Engineer	71-S, Defance Phase-II, Lahore Cantt.	2/12
lr. Fayyaz Bashir	Bashir Ahmad	, Pakistani	Secretary Industries, Commerce & Investment	7-Alkman Road, GOR, Lahore	Telsell
r. Khawaja Muhammad Owais	Khawaja Khuda Bakhshe	Pakistani	a principal st	House No. 2, Nisar Colony Kashina Dasigir Lahore.	12.00
r. Sikandar Musta/a Khan.	Bashir A. Khan	Pakistari.	Charries T TA	House No.30-D, Sarwar Road, Lahore Cantt., Lahore.	ML
r. Sabir P. Chohan	Dr. M. A. Chetlan	Pakistelli	Engineer	House No.16, St. No. 63, Sector * F7/3, Islamabad.	1
r. Almas Hyder		Parni	Businessman	House No. L-41, Gulberg-li, Lahore.	外分
r. Syed Nabeel Hashing	Syes Diwei All Shan	Paragri	Chief Executives. Thermosological Industration (N.M.) Ltd.	House No. 698 Block-3 Sector C- I, Township, Lahore.	المحالة
. M. I. Khurram	Haji Barkat Alt	Pakiston	Chief Exe dive	45-E/I, Gulberg-III, Lahore.	11/
ijor (A) Shahnawa Didar	St.M. Badar S	Pakistani	Secretary Labour and Human Resources	House No. 88 GOR-III. Shadman, Lahore. House No. 224 F-10/3. Islamabad.	24
Kamran Lashan	Sardar Abdul Majeed Khan Lashari	Pakistani	Secretary Environment Protection	House No. 18 Fatch Sher Road Mozang, Lahore.	4.
Zaheer Ahmad Khan	Naseer Ahmad Khan	Pakistani	Engineer	122-R, Phase-II, Lahore	exhib
Faisal Ban	Abdul Barı	Pekistani G 3 h	Economist	Hause No.29 Ghazi Road. Karachi, Mohallah Saddar Bazar, Lahore.	120

WITNESS TO ABOVE SIGNATURES

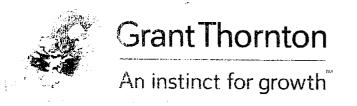
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Full Address 109 BY LDN Fig. 13

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DISTRICT OFFICER (IPWM)

For Registrar Joint Stock Companies
Lahore



Grant Thornton Anjum Rahman

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Independent Auditor's Report

To the members of Punjab Industrial Estate Development and Management Company

Report on the Audit of the Financial Statements

Opinion

We have audited the annexed financial statements of Punjab Industrial Estate Development and Management Company (the Company), which comprise the statement of financial position as at June 30, 2018, and the statement of income and expenditure and other comprehensive income, the statement of changes in equity, the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information, and we state that we have obtained all the information and explanations which, to the best of our knowledge and belief, were necessary for the purposes of the audit.

In our opinion and to the best of our information and according to the explanations given to us, the statement of financial position, statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows together with the notes forming part thereof conform with the accounting and reporting standards as applicable in Pakistan and give the information required by the Companies Act, 2017 (XIX of 2017), in the manner so required and respectively give a true and fair view of the state of the Company's affairs as at June 30, 2018 and of the surplus and other comprehensive income, the changes in equity and its cash flows for the year then ended.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) as applicable in Pakistan. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants as adopted by the Institute of Chartered Accountants of Pakistan (the Code) and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

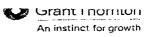
As disclosed in note 13 to the financial statements, the Company has received various lands for estates development in the form of loan from Government of Punjab. These loans have been classified as current liabilities due to the fact that terms of these loans have not been formalized with the Twang Department of Government of Punjab through agreements.

GTAX.

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PUNJABINDUSTRIAL ESTAPE DEVELOPMENT AND MANAGEMENT COMMO OWNED BY: GOVT. OF BULLINE

Chartered Accountants
Member of Grant Thornton International Ltd
Offices in Karachi & Islamabad



Information Other than the Financial Statements and Auditor's Report Thereon

Management is responsible for the other information. The other information comprises directors' report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Board of Directors for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the accounting and reporting standards as applicable in Pakistan and the requirements of Companies Act, 2017(XIX of 2017) and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Board of directors are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs as applicable in Pakistan will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs as applicable in Pakistan, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit
 procedures that are appropriate in the circumstances, but not for the purpose of expressing an
 opinion on the effectiveness of the Company's internal control.

• Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

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PUNJAB INCUSTRIAL ESTATES
DEVELOPMENT AND MANAGEMENT COMPANY

OWNED BY: GOVT. OF PUT



- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the board of directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal and Regulatory Requirements

Based on our audit, we further report that in our opinion:

- a) proper books of account have been kept by the Company as required by the Companies Act, 2017 (XIX of 2017);
- b) the statement of financial position, the statement of income and expenditure and other comprehensive income, the statement of changes in equity and the statement of cash flows together with the notes thereon have been drawn up in conformity with the Companies Act, 2017 (XIX of 2017) and are in agreement with the books of account and returns;
- c) investments made, expenditure incurred and guarantees extended during the year were for the purpose of the Company's business; and
- d) no zakat was deductible at source under the Zakat and Ushr Ordinance, 1980 (XVIII of 1980).

Other Matter:

The financial statements of the Company for the year ended June, 2017 were audited by another auditor who expressed an unmodified opinion on those statements on November 25, 2019.

The engagement partner on the audit resulting in this independent auditor's report is Imran Afzal.

Augun Vilenan

Lahore

Dated: July 5, 2021

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PUNJAB INDUSTRIAL ESTATES
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Grant Thornton Anjum Rahmar

1-Inter Floor, Eden Centre, 43-Jail Road, Lahore 54000, Pakistan. T +92 42 37423 621-23, 37422 987 F +92 42 37425 485 www.gtpak.com

Review Report to the Members On the Statement of Compliance with the Public Sector Companies (Corporate Governance) Rules, 2013

We have reviewed the enclosed Statement of Compliance with the best practices contained in the Public Sector Companies (Corporate Governance) Rules, 2013 (the Rules) prepared by the Board of Directors of *Punjab Industrial Estate Development and Management Company* (the Company) for the year ended June 30, 2018.

The responsibility for compliance with the Rules is that of the Board of Directors of the Company. Our responsibility is to review, to the extent where such compliance can be objectively verified, whether the Statement of Compliance reflects the status of the Company's compliance with the provisions of the Rules and report if it does not and to highlight any non-compliance with the requirements of the Rules. A review is limited primarily to inquiries of the Company's personnel and review of various documents prepared by the Company to comply with the Rules.

As a part of our audit of the financial statements we are required to obtain an understanding of the accounting and internal control systems sufficient to plan the audit and develop an effective audit approach. We are not required to consider whether the Board of Directors' statement on internal control covers all risks and controls or to form an opinion on the effectiveness of such internal controls, the Company's corporate governance procedures and risks.

The Rules requires the Company to place before the Audit Committee, and upon recommendation of the Audit Committee, place before the Board of Directors for their review and approval its related party transactions distinguishing between transactions carried out on terms equivalent to those that prevail in arm's length transactions and transactions which are not executed at arm's length price and recording proper justification for using such alternate pricing mechanism. We are only required and have ensured compliance of this requirement to the extent of the approval of the related party transactions by the Board of Directors upon recommendation of the Audit Committee. We have not carried out any procedures to determine whether the related party transactions were undertaken at arm's length price or not.

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ATTESTED TO BE TRUE COPY

PUNJAB INDUSTRIAL ESTATESTORIAL

DEVELOPMENT AND INANAGEMENT COMPANY BOWNLO BY: GOVT. OF BUILDING.

Based on our review, nothing has come to our attention which causes us to believe that the Statement of Compliance does not appropriately reflect the Company's compliance, in all material respects, with the best practices contained in the Rules as applicable to the Company for the year ended June 30, 2018.

Grant Thornton Anjum Rahman
Chartered Accountants
City I

City: Lahore

Dated: July 5, 2021

PUNJAB INDUSTRIAL ESTATES DEVELOPMENT AND MANAGEMENT COMPANY OWNED BY: GOV'L OF PURISE

FORM A

500/-

THE COMPANIES ACT, 2017 THE COMPANIES (GENERAL PROVISIONS AND FORMS) REGULATIONS, 2018 [Section 130(1) and Regulations 4]

ANNUAL RETURN OF COMPANY HAVING SHARE CAPITAL

PART-I

3

7

9

Punjab Industrial Estate Development & Management Company

Amount

(Please complete in typescript or in bold block capitals.)

1.3 Fee Payment Details 1.3.1Challan No. 1.3.2

R

P

1.1 CUIN (Registration Number)

1.2Name of the Company

		dd	mr	n		уу:	уу			
1.4	Form A made up to	0 6	0	8	2	0	2	1		
2.4	Date of AGM	0 6	0	8	2	0	2	1 *		
	* The AGM was same was he Companies u/s	ld on 06-08-	2021 u	nder di	rections					
12.	Section-A	ART-II								
2.1	Registered office address:	Commercia Estate, Sur		•			ıstrial			
2.2	Email Address:	corporate@	pie.com	n.pk						
2.3	Office Tel. No:	042 35297203-06								
2.4	Office Fax No.:	042*35297	207							
2.5	Principal line of business:	To establis those exist Governme	ing ind							
2.6	Mobile No. of Authorized officer (Chief Executive/ Director/Company Secretary/	0320-0840)648				A CONTRACTOR OF THE PARTY OF TH	present sup.		
	Chief Financial Officer)						Q.	/ <		

2.7

Authorized Share Capital									
Class and kinds of Shares	No. of Shares	Amount	Face Value						
Ordinary Shares	15,000,000	Rs. 150,000,000/-	Rs. 10/-						

2.8

Paid up Share Capital								
Class and kinds of Shares	No. of Shares	Amount	Face Value					
Subject to payment wholly in cash	5,000,000	Rs. 50,000,000/-	Rs. 10/-					

2.9

Particulars of the holding/subsidiary company, if any								
Name of company	Holding/Subsidiary	% of share held						
NIL	NIL	NIL						

2.10 Chief Executive Officer:

Name	Ali	Mua	zzam	Syed		``	1								
Address	Nor	th Co	omme	rcial 2	Area,	Sunc	lar [nd	ustria	ıl Esta	ate, L	ahore).			
NIC#	3	5	.2	0 /	2/	- 4	/8, //	2	7	9	6	8	6	-	3

2.11 Chief Financial Officer:

Name	Hamood -ur-Rahman														
Address	Nor	th Co	mme	rcial A	Area,	Sunc	lar Ind	ustria	ıl Esta	ate, L	ahore	3.	_		
NIC#	3	7	4	0	5	-	9	8	3	5	7	4	3	-	5

2.12 Secretary:

Name	M.	Shafi	q ur F	Rehma	ın										
Address	Nor	th Co	omme	rcial.	Area,	Sund	ar Ind	ustria	ıl Esta	ate, L	ahore	÷.			
NIC#	3	5	2	0	2	-	9	7	2	7	1	4	5	-	1

2.13 Legal Advisor:

Name	M/s Ahmed and Pansota							
Address	20 - Ganga Ram Mansions, The Mall, Lahore, Pakistan.							

2.14 Particulars of Auditor(s)

Name	Grant Thornton Anjum Rahman (GTAR)								
Address	1-Inter Floor Eden Center 43 Jail Road Lahore.								
NIC#	\$ 63								

2... Particulars of Share Registrar (if applicable)

Name	N.A
Address	N.A
e-mail	N.A

Section-B:

2.16 List of Directors as on the date annual return is made:

- 1	8 r. #	Name	Residential Address	Nationality	N	NIC.	N	0.	(P	ass	spo	ort	No	o. i	f fo	re	igı	ner	.)	Date of Appointment or election
		Syed Nabeel Hashmi	Thermosole Industries (Pvt.) Ltd. 140 Main Industrial Area, Kot- Lakhpat, Lahore.	Pakistani	3	5	2	0	2	1	2	6	9	8	5	7	4	1	5	Govt. of Punjab constituted Board of Directors vide Notification # AEA-I-15-22/2002(P-V) of ICI & SD Department dated 4-9-2019
	,	Ahsan Mahmood Butt	M/s FAS Tube Mills & Engineering, Plot # 457-460, Sundar Industrial Estate, Lahore	Pakistani	3	5	2	0	1		1	6	0	6	2	5	8	_	9	-do-
		Muhammad Anees Khawaja	Mehr Manzil, O/S Lohari Gate Multan.	Pakistani	3	6	3	0	2	-	4	6	4	8	2	8	5	-	3	-do-
	4	Syed Tariq Siraj Jafri	68-Block-B, Model Town, Lahore	Pakistani	3	5	2	0	2	-	2	5	9	5	1	7	4	-	1	-do-
	5	Shahid Hussain Tarer	House # 12/13, A/2, WAPDA Town, Gujranwala.	Pakistani	3	4	1	0	1	-	9	5	3	4	6	8	9	-	9	-do-
	6	Khawaja Arif Qasim	125-A, Quaide-Azam Industrial Estate, Kot-Lakhpat, Lahore.	Pakistani	3	5	2	0	2		4	6	0	1	9	2	8		1	-do-

BU

7		Usman Aslam Malik	M/s Koretec Auto Industries 16- KM, Multan Road, Lahore.	Pakistani	3	5	2	0	1	-	1 5	5 5	5	5	4 ()	9	-	1	-do-
8		Dr. Sumaira Rehman	Superior University, 17- KM Mian Raiwind Road, Lahore.	Pakistani	3	5	2	0	2	-	9	7	6	0	8	5	3	-	0	-do-
9	,	Dr. Erfa Iqbal Chief Executive Officer PBIT	Punjab Board of Investment & Trade, 23 Aikman road GOR-1, Lahore	Pakistani .	4	2	3	0	1	-	7	7	2	5	4	3	6	-	8	27-11-2020
	0	Muhammad Abdullah Khan Sumbal, Secretary Finance Department	Finance Dept. Civil Secretariat					15 Q	/2	- (2	9	9	4	9	2	3	-	9	30-04-2019
1	1	Wasif Khurshid, Secretary ICI&SD Department	ICI&SD Dept. Old P&D Building, 2 Bank Road, Lahore.	Pakistani	3	6	3	0	2	-	9	1	7	1	7	4	0) -	9	06-11-2020
1	2	Dr. Ahmed Javed Qazi, Secretary Labour & Human Resource	Labour & Human Resource Dept., 2 Bank Road, Lahore.	Pakistani	3	5	2	0	2	-	2	8	6	5	5	8	2	2 -	5	25-09-2020
1	3	Ali Salman Siddique Chairperson TEVTA		Pakistani	3	5	2	2 0	2	-	8	7	0	6	5	2	2 8	3 -	9	08-08-2019
	4	Ali Muazzam Syed	Commercial Area, Sundar Industrial Estate, Lahore.	Pakistani		3 5	2	2 0	2	-	8	2	7	9	6	8	3 6	5 -	. 3	01-02-2021

2.17 List of members and Debenture holders on the date up to which this Form is made:

S#	Folio#	Name	Address	Nationality	No. of shares held	NIC No. (Passport No. if foreigner)
M	(embers	Government of the Punjab (through Industries, Commerce, Investment & Skill Development Department).	Dept. Old P&D Building, 2 Bank Road,	NIL	5,000,000	
Debenture holders			NIL	NIL	NIL	

Use separate sheet, if necessary

2.18 Transfer of shares (debentures) since last Form A was made:

Sr. #	Name of Transferor	Name of Transferee	Number of shares transferred	Date of registration of transfer
	NIL	NIL	NIL	NIL

	Use separate sheet, if necessary
3.1	PART-III
1	eclaration:
•	THI STOCK CO.
Ιc	do hereby solemnly; and sincerely declare that the information provided in the form is:
i.	true and correct to the best of in knowledge, in consonance with the record as maintained by Company and nothing has been concealed; and
ii.	hereby reported after complying with and fulfilling all requirements under the relevant provision of law, rules, regulations, directives, circulars and notifications whichever is applicable.
	or law, rules, regulations, directives, and monitourious winestever is approache.
	Name of Authorized Officer with designation / Authorized Intermediary M. Shafiq ur Rehman Secretary
3.3	Signatures
3.4	Registration No of Authorized Intermediary, if applicable
3.5	Date Day Month Year
	(Asc)

THE TYPE, TECHNOLOGY, MODEL, TECHNICAL DETAILS AND DESIGN OF THE FACILITIES FOR THE ACQUIRED, CONSTRUCTED, DEVELOPED OR INSTALLED EQUIPMENT AT VEHARI INDUSTRIAL ESTATE.

The Electrical design features are briefly stated as under:

• Design The design has been prepared for whole of the system as underground and connection point as overhead except the major fixtures/equipment such as Pad Mounted Transformers, H.V Ring Main Switches, Street Light Poles and Switches.

• Distribution System

The H.V system consists of HT Main Feeders, Standby / Express Feeders and LT Ring Main System to cater for the ultimate load demand of the Vehari Industrial Estate. The HT Feeders have been constructed to form open-end loop system to ensure continuity of supply in case of segment faults. The network has been laid down to achieve the safe operation, technical feasibility and stability of supply to the consumers of the Industrial Estate.

1. Power Requirement calculations

For calculation of load, load criteria and factors specified by WAPDA have been adopted. The basic load requirement was calculated by Punjab Industrial Estate Management and development Company based on the requirement of individuals as per respective applications. The details are as give below: -

a) Industrial Plots

Plot Size	No. of Plots	Per Plot Load	Total Load
0.5 Acre	132	80.75 KW	10659 KW
1 – Acre	23	161.5 KW	3714.5 KW
2 – Acre	49	323KW	15827 KW
Expected Load for i	new upcoming Plots		25950 KW
PIE Self			2500 KW
		Total	58650 KW Say 60 MW

(Street Light, Water Tank, Sewerage Pump, Mosque, Rescue -1122, Accommodation,

Office and PIE Office and Check Post, R.O Water Treatment Plant, PIEDMC Store

b) Commercial & Community Facilities and Public Buildings

14 Watt per Sq ft. for 60% of the plot area.

c) Applicable Design Factors.

Diversity Factor

80%

Development Factor

90%

Power Factor

85%

Transformer Loading

80%

TOTAL LOAD FOR 199 PLOTS: 60 MW

Apply Development Factor@90% Apply Diversity Factor@80% Apply Power Factor@85%

2. Equipment Ratings

The material and equipment for System had been proposed with standard available sizes and ratings. WAPDA specifications have been adopted for the procured equipment and material. Major Electrical material and other components with rating/sizes have been provided keeping in view the ultimate load requirements and are given as below:

3. H.T DISTRIBUTION SYSTEM

- I. 500 mm² 1/C Al. XLPE.PVC. AWA 15KV
- II. ACSR Osprey Conductor on 36 ft. poles

4. L.T DISTRIBUTION SYSTEM

PVC/ 4-Core/1-Core Cable Al/PVC/PVC $185 mm^2$, $70 mm^2$, $35 mm^2$, and $25 mm^2$ and $240 mm^2$ Voltage rating up to 1000 V- Operating Voltages 415 / 220 V, and ACSR Ant & WASP Conductor 415 V regulation+ 2.5%, -5%, -7.5%

5. POWER SUPPLY SOURCES

For perspective industries of VIE Grid Station is being established with the capacity of 36 MW in the area having capacity 1 X 40 MVA Power Transformer initially. The Grid Stations will be feed through a Double Circuit 132 KV Line from Vehari Grid Station. PIEDMC has applied to MEPCO for sanctioning of load of 60 MW for this Grid Station.

VEHARI INDUSTRIAL ESTATE

Vehari Industrial Estate comprising 277 acres of land is a vision turned into reality. It is envisioned to be an 'island of facilitation' for prospective industrialists.

The objective is to develop an industrial estate where issues of industrialists are handled and problems solved through 'One Window' operation.

Location

VIE is located at approximately 08 Km, Khanewal Road, Vehari. It is presently under development.

Proposed Infrastructure of Electrical Distribution

Vehari Industrial Estate will have most modern infrastructure facilities comparable to any modern industrial estate globally. After analyzing the needs of industrialists, PIEDMC's Electrical department ensure system stability, flexibility and the quality power for customers. Therefore, the feeder distribution designed under-ground to avoid un-necessary tripping during heavy rain and wind. All 11 KV distribution circuits are in rings for dual supply.

Detail of Electrical Distribution System

1. 132KV Grid Station

132/11 KV Grid Station has been designed by WAPDA/ MEPCO approved consultant with 2X40MVA Trafo Bays, it will be completed in June 2021 expectedly with 1X 40 MVA Trafo initially.

2. 11 KV Distribution System

Major Equipment and Material to be used for Development of Electrical Infrastructure Works at Vehari Industrial Estate:

Sr.#	Description	Unit	Quantity	Current Status
1	Ring Main Units	Nos.	16	Installed
2	Pad Mounted Transformer \ 100Kva 200Kva 400Kva 630KVa 1000Kva	Nos.	04 16 14 1	Installed
3	1250Kva 11 KV VCB Panels	Nos.	5	Installed
4	500 mm2 H.T Cable	Km	40	Installed
5	1C 185mm2 L.T Cable	Km	15	Installed
6	ACSR Osprey Conductor For H.T Distribution	Km	31.4	Installed
7	AAC WASP Conductor for L.T Distribution	Km	42	Installed
8	AAC Ant Conductor for Street light	Km	12	Installed
8	P.C Spun Hollow Poles	No	337	Installed
. 9	Street Light Fixtures	No	481	Installed
			Jan 1997	

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Financial Plan

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Contents Particular Sr No. Page 1 Financial Highlights 2 Price Plan Sales Plan 3 Sales & Cash inflows Plan **Revenue Realization Plan** 5 **Project Development Cost Plan** 6 **Projects Inflows and Outflows Plan Projected Balance Sheet** 8 9 **Projected Income & Expenditures Account** 10 **Projected Cash Flow Statements** 10 11 Projected Free Cash Flow 11



Vehari Industrial Estate Financial Plan Highlights

Particular	Industrial	Commercial Area In Acres	Total
্টির বিশ্বস্থা (Area of Edelic) ক্ষাত্র বিশ্বস্থা			250
Filehole Security Constitution	171.64	4.91	176.55
South Hote Hiller 2(92) George Calife Caracters	100.93	-	100.93
TINALIAN SILIBBIL	70.71	4.91	75.62
	Actual Up to June 1 2021	Expected up to Completion Rs. In Million	Total
સ્થિલાઇક મિલ્કા હેલામાં પણ હેલ કેમાં ભાગવાં હતા. 	736	4,271	5,008
क्रिक्टन्य विकास स्टिश्चनेत्राच्या । इ.स.च्याच्याच्याच्याच्याच्याच्याच्याच्याच्या	1,241	3,617	4,858
१ - प्राच्च रिवीम्हिप्तिः Yalle of प्रोप्ट थिन्तुः स्ट १ प्रकृतिः			150
្ត្រីនៃដែរក្រុងមានស្រាមថាល្អប្រទេសក្នុងមនុស្សក្នុងមនុស្សក្នុង (@ ¼w			-51
			4.98%

ASC

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Proposed Price and Sales Plan

Industrial Plots						Rs. In Million
Particular	Sales Price (Rs. In Million / Acre)	Acres Sold / Booked	%	Total Revenue	Cash Inflows	Balance Payment
	6.5	57.27	81%	389	334	55
ráddelsochrich Lighneadh	7.5	26.97	38%	206	109	97
	8.5	16.69	24%	141	42	99
To	otal	100.93	59%	736	486	251
	10	10.00	6%	100	-	100
	11	15.00	9%	165	-	165
्राक्षसंस्थातः ।	12.5	15.00	9%	188	-	188
	14	15.00	9%	210		210
Marie Grandon (1981) a sport of the	20	15.71	9%	314	-	314
Т	otal	70.71	41%	977	-	977
Gran	ıd Total	171.64	100%	1,713	486	1,227

Commercial Plots Sales Plan

Particular	Sales Price (Rs. In Million / Acre)		%	Total Revenue	Cash Inflows	Balance Payment
	40	0.63	13%	25	•	25
् े सिंहामध्यसम्पर्भावसङ्	56	1.88	38%	105	-	105
	80	1.88	38%	150	-	150
	120	0.54	11%	65	-	65
To	tai	4.91	100%	345	-	345

Particular	Actual Upto June 2021	Jun-22	Jun-23	Jun-24	jun-25	Total
Industrial Plots	59%	20%	21%	0%	0%	100%
Commercial Plots	0%	0%	13%	38%	49%	100%

		Yearwise Plots S	ales Plan in Acres			
Particular	Actual Upto June 2021	Jun-22	jun-23	Jun-24	Jun-25	Total
Industrial Plots	100.93	35.00	35.71		<u> </u>	171.64
Commercial Plots	~	-	0.63	1.88	2.40	4.91

Sale of Plots Assumptions Industrial Plots (Per Acres)	
Down payment (DP)	30%
Remaining 2 Years Quarterly Instalment Plan	50 70
Commercial Plots (Per Acres)	
Down payment (DP)	100%



Particular	Pi	oposed Sales i	Paln	Ju	ın-22	30	ın-23	J	un-24	Ji	un-25	J	un-26
	Acres	Rate	Revenue	Acres	Cash flow	Acres	Cash flow	Acres	Cash flow	Acres	Cash flow	Acres	Cash flow
	Оре	ning Receivabl	es		251	-	-	; = .	-	经过程 的		-	
	10.00	10	100	10	59	-	41		-		Σ	-	
Industrial Plots	15.00	11	165	15	82		77		. 6				
	15.00	12.5	188	10	45	5	99		44			-	
	15.00	14	210	-	-	15	104	•	98		8	-	
	15.71	20	314	-	-	16	114	-	141		59	-	<u>.</u>
Total	70.71		977	35	436	36	435	-	289	stant jordane	67		
	····												
	Acres	Rate	Revenue	Acres	Cash flow	Acres	Cash flow	Acres	Cash flow	Acres	Cash flow	Acres	Cash flow
Camananaiat	0.63	40	25.00	-		0.63	25	-	-		•	-	
Commercial Plots	1.88	56	105.00					1.88	105				
***************************************	1.88	80	150.00	-	· _	-	-	-	-	1.88	150	-	
	0.54	120	64.50	-	-	-				0.54	65	-	
Total	4.91		344,50		_	0.63	25	1.88	105	2.42	215		
TOTAL	7,74		277.30										

Plots Revenue Realization Plan Rs. In Million

Particular	Sales Price (Rs. In Million / Acre)	Acres Sold / Booked	%	Total Revenue	jun-21	Jun-22	Jun-23	Jun-24	Jun-25	Jun-26
	6.5	57.27	33%	388.7		203.62	185.09			
164 Tolked0 2003-1700	7.5	26.97	16%	206.3			114.74	91.56		
	8.5	16.69	10%	141.3				141.35		
	10	10.00	6%	100.0				100.00		
	11	15.00	9%	165.0			L		165,00	
- ibiciestale	12.5	15.00	9%	187.5					187.50	
	14	15.00	9%	210.0						210,00
	20	15.71	9%	314.2						314.20
T	otal	171.64	100%	1713.05		203.62	299.83	332,91	352.50	524.20
		No of Acres			· ·	30.00	42.27	38.66	30.00	30.71

Particular	Sales Price (Rs. In Million / Acre)	Acres Sold / Booked	%	Total Revenue	Jun-21	Jun-22	Jun-23	Jun-24	Jun-25	Jun-26
	40	0.63	13%	25.00			25.00			
esin magaringan	56	1.88	38%	105.00				105,00		
	80	1.88	38%	150,00					150.00	
in a series and in the	120	0.54	11%	64.50					64.50	ļ.
Total		4.91	100%	344.50	-	0.00	25.00	105.00	214.50	
		No of A	cres	<u>-</u>		_	0.63	1.88	2.41	-
						30.00	42.90	40.54	32.41	30.71

Particulars	Rate		Jun-23	Jun-24	Jun-25	jun-26
	Rupees			Rs. In Millio	n	7
Operation and Maintenance Revenue	O & M Rate Per Month / Acres	4,000	1.44	3.47	5.32	8.24
Cost of Operation & Maintenance	O & M Rate Per Month / Acres	3,200 ⁸⁰ % of Revenue	1.15	2.78	4.26	6.59

Project Cost

Rs. In Million

in oject cost				Cost allocation			
Cost assumptions	Total Project Cost	Actual Up to June 21	jun-22	Jun-23	Jun-24	jun-25	Jun-26
	The state of the s		The state of the s				
Land cost		,					
Cost of land	182.00	143.59	37.50	1.00	-		
Infrastructure development cost			•				
External Infrastructure cost	150.00	144.06	4.94	1.00			
Internal Infrastructure cost	504.00	454.64	4.64	45.00			
Electrical Infrastructure cost	451.00	348.38	44.22	58.50			
Cost of grid station	1,021.00	2.34	37.00	300.00	500.00	150.00	32.0
Cost of Gas Network	1,590.00			400.00	300.00	500.00	390.0
Combined Effluent Treatment Plant (CETP)	400.00		2.00		98.00	200.00	100.0
Amenities	160.00				25.00	60.00	75.0
Consultancies	40.00	8.42	1.71	10.00	10.00	9.87	
.4isc Development Cost	100.00		2.00	10.00	30.00	30.00	28.0
Other costs relating to project		:					
Marketing	40.00	24.86	6.00	4.00	3.00	1.00	1.0
CAPEX	15.00	0.63	5.81	4.00	3.00	1.00	1.0
Markup on Govt Loan	5.00	1.73	3.17	0.00			
Administration / Overhead	200.00	97.55	22.89	30.00	20.00	19.00	10.5
Total	4,858.00	1,226.20	* 171.88	863.50	989:00	970.87	637.5



D	ZD	:	:	llion
-	ĸκ	1113	IVII	mon

rojected Inflows and Outflows		<u> </u>					
	Jun-21	Jun-22	Jun-23	Jun-24	Jun-25	Jun-26	Tota
pening balance	_	0.00	20.17	(204.85)	(200,00)	157.36	<u> </u>
and cost							
Land cost	143.59	37.50	1.00				182.09
Total land cost	143.59	37.50	1.00	-	-	-	182,09
nfrastructure cost	598.70	9.58	46.00	-	-	-	654.28
Electrical Infr and Grid station cost	350.71	81.22	358.50	500.00	150.00	32.00	1,472.43
Cost of Gas Network'	-	-	400.00	300,00	500.00	390.00	1,590.00
Combined Effluent Treatment Plant (CETP)	•	2.00	-	98.00	200,00	100.00	400.00
Amenities	-	-	-	25.00	60.00	75.00	160.00
Consultancies	8.42	1.71	10.00	10.00	9.87	-	40.00
Misc Development Cost	•	2.00	10.00	30.00	30.00	28.00	100.00
Mobilization Advances	· · · · · · · · · · · · · · · · · · ·						
Total construction cost	1,101.42	134.01	825.50	963.00	949.87	625.00	4,598.80
Marketing	24.86	6.00	4.00	3.00	1.00	1.00	39.86
CAPEX	0.63	5.81	4.00	3.00	1.00	1.00	15.4
Administration / Overhead	97.55	22.89	30.00	20.00	19.00	10.56	200.00
Cost of Operation & Maintenance			1.15	2.78	4.26	6.59	14.78
Repayment of Ioan to GoPb	120.80	165.10	15.10	-	-	-	301.0
Markup Payment on Govt. Loan	1.73	3.17	0.00				4.9
Total Outflows	1,347.00	336.98	879.76	991.78	975.13	644.15	5,174.79
INFLOWS							
Loan from GOPb	301.00	•.	-	-	-		301.00
Loan against State Land GoPb.	132.00	(79.20)	(26.40)	(26.40)			-
PIEDMC Financing	421.73			-		(421.73)	•
Operation & Maintenance Income			1.44	3.47	5,32	8.24	18.47
Recovery Against Gas Network			50.00	300.00	600,00	600.00	1,550.00
Recovery Against CETP					200.00	200.00	400,00
Recovery Against Grid Station			100.00	225.00	275,00	400.00	1,000.00
Down payments/ Installments							
Industrial Plots	485.57	436.34	434.70	289.28	67.36	-	1,713.2
Commercial Plots		•	25.00	105.28	214.80	-	345.0
Retention Money of Contractors	6.70	-	70.00	100.00	(30.00)	(146.70)	
Total Inflows	1,347.00	357.14	654.74	996,63	1,332.48	639,81	5,327.8
Surplus / (O/D)	0,00	20.17	(204.85)	(200.00)	157.36	153.02	153.0

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Projected Balance Sheet	:					
PKR in Million	Jun-21	Jun-22	Jun-23	Jun-24	Jun-25	Jun-26
Non current assets		· · · · · · · · · · · · · · · · · · ·				
Property & Equipment (Asset)	0.57	5.74	8.77	10.59	10.43	10.29
		_	-	-	-	
Total non current assets	0.5706	5.74	8.77	10.59	10.43	10.29
Current assets						
Inventory Project In Progress	1,101.42	454.00	162.19	69.36	174.96	0.04
Cash and bank balances	0.00	20	-205	(200.00)	157	153
Total current assets	1,101.42	474	-43	-131	332	153
Net Assets	1,101.99	479.91	(33.89)	(120.05)	342.75	163.34
Equity						
Issued, subscribed and paid up capital	-	•	-	-	•	•
Accumulated Profit /(Loss)	(124.21)	(734.71)	(1,411.89)	(1,528.30)	(750.66)	162.56
Total Equity	(124.21)	(734.71)	(1,411.89)	(1,528.30)	(750.66)	162.56
Non Current Liabilities						
Payable to Government of Punjab	180.20	15	0	0	0	C
Loan Against State Land GoPb	132.00	52.80	26	0	0	(
Payable to PIEDMC	421.73	422	422	422	422	(
Total non current liabilities	733.93	489.63	448.13	421.73	421.73	•
Current liabilities						
Trade and other payables (Retention Money)	6.70	6.70	76.70	176.70	146.70	
Advances from customers	485.57	718.29	853.17	809.82	524.98	0.78
Markup Payable on Govt. Loan	•	0.00	0.01	0.01	0.01	0.0:
Total current liabilities	492.27	724.99	929.87	986.53	671.69	0.78
Total Labilities	1,101.99	479.91	(33.88)	(120.05)	342.75	163.35



Projected Profit & Loss Statement							
PKR in Million	Jun-21	Jun-22	Jun-23	Jun-24	Jun-25	Jun-26	Total
Revenue	<u> </u>						
Industrial Plots	-	203.62	299.83	332.91	352.50	524,20	1,713.05
Commercial Plots	-	-	25.00	105.00	214.50	-	344.50
Total Revenue	-	203.62	324.83	437.91	567.00	524.20	2,057.55
Cost of Sale	-	(781.43)	(1,117.31)	(1,055.84)	(844.27)	(799.92)	(4,598.76)
Gross profit	-	(577.81)	(792.48)	(617.93)	(277.27)	(275.72)	(2,541.21)
Other operating income							
Operation & Maintenance Income			1.44	3.47	5.32	8.24	18.47
Recovery Against Gas Network	-	-	50.00	300.00	600.00	600.00	1,550.00
Recovery Against CETP	-	-	-	-	200,00	200.00	400.00
Recovery Against Grid Station	-	-	100.00	225.00	275.00	400.00	1,000.00
EBITDA	-	(577.81)	(641.04)	(89.46)	803.06	932.52	427.26
Cost of Operation & Maintenance			(1.15)	(2.78)	(4.26)	(6.59)	(14.78)
Administration / Overhead	(97.55)	(22.89)	(30.00)	(20.00)	(19.00)	(10.56)	(200.00)
Marketing	(24.86)	(6.00)	(4.00)	(3.00)	(1.00)	(1.00)	(39.86)
Depreciation	(0.06)	(0.64)	(0.97)	(1.18)	(1.16)	(1.14)	(5.15
EBIT	(122.48)	(607.34)	(677.17)	(116.41)	777.64	913.22	167.47
Markup on Govt. Loan	(1.73)	(3.17)	(0.00)	-			(4.90
ЕВТ	(124.21)	(610.51)	(677.17)	(116.41)	777.64	913.22	162,50
Тах							
Net Profit / (Loss)	(124.21)	(610.51)	(677.17)	(116.41)	777.64	913.22	162.5

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processor and the second of							
Industrial Plots	-	30.00	42.27	38.66	30.00	30.7 i	171.64

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Commercial plots	•	•	0.63	1.88	2.41		4.91
Total	•	30.00	42.90	40.54	32.41	30.71	176.55



Figuration Countries Statement	mark 2	e. Santa		#4.		
PKR in Million	Jun-21	Jun-22	Jun-23	jun-24	Jun-25	Jun-26
Cash flow from operating activities						
Profit before tax	(124.21)	(610.51)	(677.17)	(116.41)	777.64	913.22
Adjustments for non cash items						·
Depreciation	0.06	0.64	0.97	1.18	1.16	1.14
Profit before working capital changes	(124.14)	(609.87)	(676.20)	(115.24)	778.80	914.37
Working capital changes						
Inventory Project In Progress	(1,101.42)	647.42	291.81	92.84	(105.60)	174.92
Increase/ (Decrease) in current liabilities	•					
Trade and other payables	6.70	-	70.00	100.00	(30.00)	(146.70)
Advances from customers	485.57	232.72	134.87	(43.35)	(284.84)	(524.20)
	(733.29)	270.27	(179.52)	34.25	358.35	418.39
Finance cost (paid) / received	<u></u>	0.00	0.00		<u>-</u>	-
Net cash flow from operating activities	(733.29)	270.27	(179.51)	34.25	358.35	418.39
Cash flow from Investing activities						
CAPEX	(0.63)	(5.81)	(4.00)	(3.00)	(1.00)	(1.00)
Net cash flow from investing activities	(0.63)	(5.81)	(4.00)	(3.00)	(1.00)	(1.00)
Cash flow from financing activities						
Loan received from GOPb	180.20	•	-	•	•	-
Loan against Land GoPb.	132.00	(79.20)	(26.40)	(26.40)	-	-
Loan from PIEDMC	421.73	-	-	•	-	(421.73)
Repayment of loan to GOPb		(165.10)	(15.10)	_	-	_
Net cash flow form financing activities	733.93	(244.30)	(41.50)	(26.40)	· -	(421.73)
Net increase / (decrease) in cash and cash equivalent	0.00	20.16	(225.01)	4.85	357.35	(4.34)
Opening cash and cash equivalents	-	0.00	20.17	(204.85)	(199.99)	157.36
Closing cash and cash equivalents	0.00	20.17	(204.85)	(199.99)	157.36	153.02

FCF Valuation					1	
PKR in Million	Jun-21	Jun-22	Jun-23	Jun-24	Jun-25	Jun-26
FCF calculation		فتحفظ والمراجع والمحاورة والمراجع والم				
Cash flow from operating activities	(733.29)	270.27	(179.51)	34.25	358.35	418.39
Add: Finance cost		0.00	0.00	-	-	-
Less: Cash flow from investing activities	(0.63)	(5.81)	(4.00)	(3.00)	(1.00)	(1.00)
FCF	(733.93)	264.46	(183.51)	31.25	357.35	417.39
Discount factor	1.00	0.93	0.87	0.82	0.76	0.71
Discounted FCF	(733.93)	247.16	-160.28	25.51	272.62	297.59
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NPV for the project (Discounted @ 7%)	-51					•
IRR 4.	98%					



3(5)(g)(b)(iii)

Particulars in respect of the availability, sources, rates and evidence of commitments from the sources of electrical power



SUBJECT: AVAILABILITY, SOURCES, RATES AND EVIDENCE OF COMMITMENTS WITH THE APPLICANTS FROM THE SOURCES OF ELECTRIC POWER

1. AVAILABILITY

a. PIEDMC is being constructing its own 132KV Grid Station at Vehari Industrial Estate with ultimate load of 60MW.

2. SOURCE

a. From 220KV Grid Station Vehari, MEPCO to 132KV Grid Station Vehari Industrial Estate.

3. RATES

- a. The security deposits for different class of Industrial connections are same as applicable in MEPCO.
- b. All Tariff rates are the same as applicable in MEPCO for i.e. B-1, B-2, B-3, A-2 etc.
- c. The minimum charges required for certain class of connection are same as of MEPCO.
- d. The equipment costs, however, vary because the two systems are entirely different in nature, as the MEPCO distribution system is an open-air/overhead system. Where the transformer and conductor are installed on the towers/poles. Whereas PIEDMC's distribution system is an-underground and overhead system. Where the cables are embedded under the ground and the transformers are totally enclosed PMT (Pad Mounted Transformer) At VIE, to eliminate the electricity outages/tripping and increase the system stability. Every feeder is configured in ring main system, controlled by the ring main unit (RMU). Every transformer at VIE is connected to two (02) sources, in case of fall we can restored consumer supply from alternate source.
- e. Consumer will provide their own transformer according to their load requirement as per WAPDA/MEPCO Pattern.



PUNJAB INDUSTRIAL ESTATES

DEVELOPMENT AND MANAGEMENT COMPANY

PIE/CEO/1248
February 16, 2021

To,

The Chief Executive Officer

Multan Electric Power Company (MEPCO)

MEPCO Head Quarter

Main Khanewal Road, Multan.

Subject:

CONSTRUCTION OF 132 KV GRID STATION FOR 60 MW LOAD AT

VEHARI INDUSTRIAL ESTATE.

References: Chief Engineer (P&E), MEPCO Letter No.1295-98/CE(P&E) dated January 27,

2021. (Copy attached as Annex-A)

With reference to above letter, application for sanctioning of 60 MW load for construction of 132 KV Grid Station at Vehari Industrial Estate is attached herewith for kind processing/approval please. The required documents from Sr. No. 1 to 9 are attached with this letter. However, for Sr. No. 10, it is informed that PIEDMC is filing Distribution License application for VIE with NEPRA in next week.

Garden .

Looking forward for your prompt response, please.

Chief Executive Officer

C.C.:

- 1. The Chief Executive Officer, MEPCO.
- 2. The General Manager Technical, PIEDMC.
- 3. The Chief Engineer Electrical, PIEDMC.
- 4. The Chief Engineer Development PMU, MEPCO.
- 5. The Chief Engineer (P&E), MEPCO
- 6. The Project Director, VIE.
- 7. The Project Director (GSC), MEPCO Multan.



An Approved Non Profit Organisation U/S 2(36)of Income Tax Ordinance 2001



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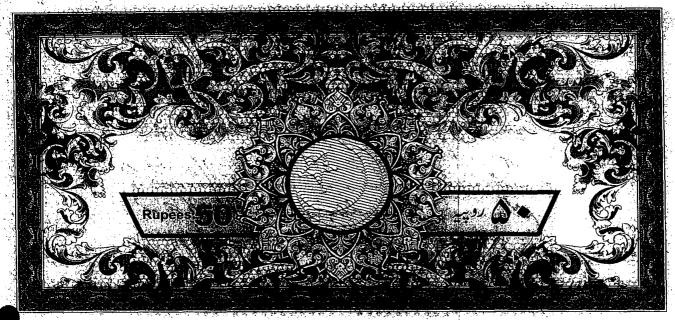
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الرم كال -03 آك 154 ر ميم شده 99-10-10 ا عرد فرات دین CED PUNTAB INDUSTRAL BRATE, الدا شور کام DEVELOPMENT AND MANAGEMENT COMPANY (ج) توی شاختی کار دنمبر PLEDMC HEADOFFICE NORTH COMMERCIAL AREA CUNDAR INDUSTRIAL ESTATE RAININD ROAD, LAHORE VEHARI INDUSTRIAL ESTATE, KHANEWAL RUAD, VEHARI - KINGUL = (مصدقه مكيست كا فبوست والك كي طرف ست اجازت نامد ما تحديث كي) OWNER مال*ک اکر*انیه داد تنميلات رتى تعيبات: تعداد برتی تنفیبات: تسرشار آورار برقاتنسلات: نمبرشار تعراد لائث يلك ببغر (4) (r) (1) بتيال يادر ليك (X) والمكارمتين (4) (r)موثریں 1.1.12 (Y) ايتركنديع (9) (r) (ك) كل لوا - روي وقع كلووات دستخطاور خواست دمنده میں اہمیانی اور جل کے ادارے (محصے بران العد میں "ادارہ " کہا گیاہے) ممالات آلہ جات استعمال جلی جن کی تفعیل ورج ہے ، جل کی سلان آلہ جات استعمال جلی جن کی تفعیل ورج ہے ، جل کی سلان فیص رامّان کر عاکرتی مون اکرتے ہیں اور عن ایم اس امریکی امّاق کر عاکرتی مون اکرتے ہیں کہ علی ایم ادارہ کو جلی کی سلا گی اور خدمات جو ادار ایم السلط میں انجام دے گائی اوارہ کے والافران میں اور جا اور عام سروس جارج شیڈول کے مطابق کر تا کرتی رول کی اگا کرتے رہیں ہے موں اکرتے ہیں۔ جا ایک مولوں طرف کی معدق والکانی در خواست کے ساتھ مسلک ہے۔ وستخط كواه Chief Engineer Electrical Punjab Industrial Estates Development & Marisperment Company Bout of Public شاخي كارونم 35200-1452647-5 رسيبرايئة وضولى درخواست تاريخ ارجيريش ر جلڑ گئن نمبر ۔ دستخادر خواست وصول كننده

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UNDERTAKING (NEW-1)

I, MR. ALI MUAZZAM SYED CEO, PUNJAB INDUSTRIAL ESTATES DEVELOPMENT AND MANAGEMENT COMPANY S/O ASLAM BAHAR SYED working at HEAD OFFICE PIEDMC NORTH COMMERCIAL AREA SUNDAR INDUSTRIAL ESTATE RAIWIND ROAD LAHORE Hereby undertake as under:

- 1. We intend to obtain New Connection from MEPCO for a load of <u>60 MW</u> under Tariff <u>B4</u> for our company at <u>VEHARI INDUSTRIAL ESTATE</u>.
- 2. We wish to operate our Industrial Estate for production of <u>PACKAGING, PHARMA, TEXTILE, ENGG, FOOD PROCESSING INDUSTRIES etc.</u> on three shifts and will continue to operate it on three shifts.
- 3. We will inform MEPCO / WAPDA at least one month in advance as and when we intend to operate our company's load on less than 24 hours a day.
- 4. We have neither obtained nor shall obtain in future Electric Power from any private power generation plant, if MEPCO fulfill our energy requirement to meet partial and full electric power requirement of our Industrial Estate.
- 5. We will confirm that we qualify under the terms of the WAPDA for time of day (TOD) tariff and therefore. Opt for the same.
- 6. We will use only WAPDA supply during WAPDA electricity availability hours.

Govt. of Punjab

- 7. We shall abide by terms and conditions of WAPDA's TOD tariff and in the event we violate any terms and conditions of this tariff at any time of this undertaking WAPDA may with draw TOD tariff.
- 8. In the event the TOD meter installed by WAPDA becomes defective or slow we agree that WAPDA may assess energy consumption of our company during peak and off-peak hours on the basis of the reading recorded on WAPDA'S MDI meter installed on the same billing panel.

 We shall pay on demand any dues or undercharges worked out by the department or by the audit.

<u>Witness</u>

Signature:

Name: MUNEEB AHMAD DAR

CNIC: 35200-1452647-5

Dated:

<u>Applicant</u>

Signature:

Name: ALI MUAZZAM SYED

CNIC: 35202-8279686-3

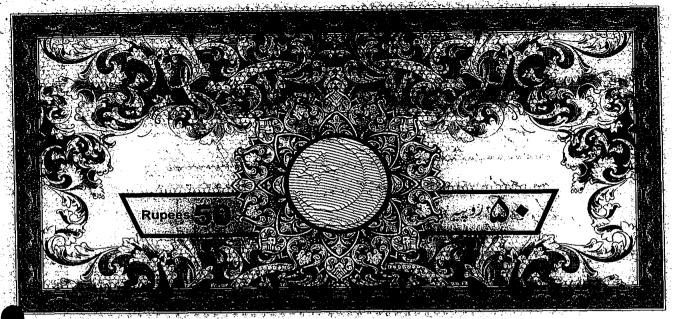
Dated:

Muneeb Ahmad Dar Chief Engineer Electrical Punjab Industrial Estates

Development & Management Company







UNDERTAKING (NEW-2)

I, MR. ALI MUAZZAM SYED CEO, PUNJAB INDUSTRIAL ESTATES DEVELOPMENT AND MANAGEMENT COMPANY S/O ASLAM BAHAR SYED working at HEAD OFFICE PIEDMC NORTH COMMERCIAL AREA SUNDAR INDUSTRIAL ESTATE RAIWIND ROAD LAHORE Hereby undertake as under:

- I have gone through the Abridged Conditions of supply and I had signed in the 1. presence of witness. I will abide by the clauses of the agreement in the true letter and spirit and any change thereto.
- 2. I shall immediately report to MEPCO/WAPDA, if any changes in ownership nature of business or type of load are made in the premises as per instructions of department in vogue.
- 3. I shall restrict the load within sanctioned limits and will not indulge in unauthorized extension of load in case of violation MEPCO may precede in accordance with law.
- 4. I shall not hesitate and be prepared to pay the enhanced rate of material (difference of cost of material) due to variation in store issue rate escalation or any other reason.
- 5. I shall abide to pay to MEPCO / WAPDA energy charges on monthly basis and any other undercharges reported by auditor of any WAPDA office etc. moreover nothing is outstanding against our connection at the premises.
- 6. I shall not claim any penalty form MEPCO/WAPDA, if failure of supply occurred due to forced or scheduled load shedding or any other technical reason.
- 7. I shall not indulge in theft of energy or any other un-lawful means, which may lead to deprive the department from its legitimate revenue.
- 8. I shall continue to abide by all the rules and proceeded of MEPCO/WAPDA and shall not question before any court forum or office.
- 9. I have written this statement on my behalf and on the behalf of other directors of the company with the best of my physical and mental faculties and without any fear, favor or undue influence.

Witness

Dated:

Signature:

Applicant Signature:

Name: ALI MUAZZAM SYED

Name: MUNEEB AHMAD DAR CNIC: 35200-1452647-5

CNIC: 35202-8279686-3

Dated:

Muneeb Ahmad Dar Chief Engineer Electrical Punjab Industrial Estates



B-4 SUPPLY AT 66KV, 132 KV AND ABOVE.

- 1. This Tariff is applicable for supply to industries for all loads above 5000 KW receiving supply at 66 KV and also for industries having loaded 5000 KW or below who opt to receive supply at 66 KV or 132 KV.
- 2. If for any reason, the meter reading date of a consumer is altered and the acceleration / retardation in the date is up to 4 days, no notice shall be taken of this acceleration or retardation. But if the date is accelerated by more then 4 days, the fixed charges shall be assessed on proportionate basis for the actual number of days between the date of the old reading and the new reading.
- 3. The grid station required for provision of supply falls within the purview of the dedicated system under the NEPRA Eligibility Criteria, the supply under this Tariff shall not be available to such approval of the consumer unless he provides to the satisfaction and including Land, Building, Transformers, Circuit Breakers and other necessary equipment and apparatus as part of the dedicated distribution system for receiving and controlling the supply, or, alternatively, pays to the company for all such Land, Building, Transformers, Circuit

Breakers and necessary equipment and apparatus if so provided and installed by the company. The recovery of cost of service connection shall be regulated by **NEPRA** Eligibility Criteria.

4. All B-4 Industrial Consumer shall be billed on the basis of two-part T.O.U tariff.

Part-I GENERAL DEFINITIONS

The Company for the purpose of these terms and conditions means Lahore Electric Supply Company (LESCO) engaged in the business of distribution of electricity within the territory mentioned in the license granted to it for this purpose.

- 1. "Month or billing period" unless otherwise defined for any particular tariff category means a billing month of 30 days or less reckoned from the date of last meter reading.
- 2. "Minimum Charge" means a charge to recover the costs for providing customer service to Consumer even if no energy is consumed during the month.
- 3. "Fixed Charge" means the part of sale rate in a two part to be recovered on the basis of Billing Demand in kilowatt on monthly basis
- 3. "Billing Demand means the highest of heaxillum demand lecorded in a month except in the case of agriculture tariff D2 where Billing Demand, shall mean the sanctioned load.

 "Variable Charge" means the sale rate per kilowatt-hour (KWH) as a single rate or part of a two-part

tariff applicable to the actual KWH consumed by consumer during a billing period

- 4. "Maximum Demand" where applicable, means the maximum of the demand obtained in any month measured over successive periods each of 30 minutes duration except in the case of consumption related to are Furnaces, where Maximum Demand shall mean the maximum of the demand obtained in any month measured over successive periods each of 15 minutes duration.
- 5. "Sanctioned Load" where applicable means the load in kilowatt as applied for by the Consumer and allowed/authorized by the company for usage by the consumer.
- 6. "Power Factor" means the ratio of KWH to KVAH recorded during the month or the ratio of KWH to the square root of sum of square of KWH and KV ARH.
- 7. "Point of Supply" means metering point where electricity is delivered to the consumer.

 10 Peak and Off peak hours for the application of time Of use (TOU) Tariff shall be the following time periods in a day.

PEAK TIMINGOFF-PEAK TIMINGDec to Feb (inclusive) 5pm to 9pmRemaining 20 hours of the day

Mar to May (inclusive) 6pm to 10 pm

Jun to Aug (inclusive) 7pm to 11pm

-doSept to Nov (inclusive) 6pm to 10pm

-do-

11. "Supply" means a supply for single-phase/three -phase appliance inclusive of both general and motive loads subject to the conditions that in case of connected or sanctioned load exceeding 4 kw supply shall be given at three-phase.

- 12. "Consumer" means a persons or his successor-in-interest as find undo section 2(iv) of the Regulation of generation, Transmission and Distribution of Electric Power Act (XL of 1997).
- 13. "Charitable Institution" means an institution which works for the general welfare of the public on no profit basis and is registered with the federal or provincial Government as such and has been issued tax exemption certificate by the central Board of Revenue(CBR).
- 14. NTDC means the National Transmission and Dispatch Company.
- 15. CPPA means Central Power Purchasing Agency (CPPA).
- 16. The "Authority" means "The National Electric Power Regulatory Authority (NEPRA)" Constituted under the regulations of Generations Transmission and Distribution of Electric Power Act(XL of 1997).

GENERAL CONDITIONS

- 1. The company shall be render bills to the consumer on a monthly basis or less on the specific Request of a consumer for payment by the due date.
- 2. The company shall ensure that bills are delivered to consumer at least seven days before the Due date if any bill is not paid by the consumer is full within the due date a late payment Surcharge of 10% (ten percent) shall be levied on the amount billed excluding Govt. tax and duties etc. In case bill is not served at least seven days before the due date then late payment surcharge will be levied after 7th day from the date of delivery of bill.
- 3. The supply provided to the consumers shall not be available for resale.
- 4. In the case of two part tariff average Power Factor of a consumer at the point of supply shall not be less then 90 percent. In the event of the said Power Factor falling below 90 percent, the consumer shall pay a penalty of two percent increase in the fixed chares determined with reference to maximum demand during the month corresponding to one percent decrease in the power factor below 90 percent.

PART-II (Definitions for supply of power specific to each consumer category).

INDUSTRY SUPPLY

- 1. "Industrial Supply", means a supply for bona fide industrial purposes in factories including the supply required for the offices and for normal working of the industry and also for water pumps and tube wells operating on three phase 400 volts, other than those meant of the irrigation or reclamation of agricultural land.
- 2. For the purposes of application of this tariff an Industry means a bona fide undertaking or establishment engaged in manufacturing, value addition and/or processing of goods.
- 3. This Tariff shall also be available for consumers having single metering arrangement such as:
- Poultry Farms,
- Fish Hatcheries and Breeding Farms; and
- · Software houses.

Conditions:

An industrial consumer shall have the option, to switch over to seasonal tariff F, provided his connection is seasonal in nature as defined under Tariff F and he undertakes to abide by the terms and conditions of tariff F and pays the difference of security deposit rates previously deposited and those applicable to tariff F at the time of acceptance of option for seasonal tariff Seasonal tariff will be applicable from the date of commencement of the season, as specified by the customers at the time of submitting the option for Tariff F. Tariff F consumers will have the option to convert to corresponding Regular industrial Tariff category and vice versa. This option can be exercised at the time of obtaining a new connection or at the beginning of the season. Once exercised, the option will remain in force for at least one year.

Signature of Wit

Signature of Applicant

SCHEDULE OF ELECTRICITY TARIFFS FOR MULTAN ELECTRIC POWER COMPANY (MEPCO)

A-1 GENERAL SUPPLY TARIFF - RESIDENTIAL

St. No.	TARIFF CATEGORY / PARTICULARS	FIXED CHARGES	VARIABLE	CHARGES
		Rs/kW/M	Rs/	kWh
A }	For Sanctioned load less than 5 kW			;
	Up to 50 Units			2.00
	For Consumption exceeding 50 Units			•
n ii	1-100 Units			5.79
iii	101-300 Units			8.11
iv	301-700Units			12.33
¥	Above 700 Units			15.07
b)	For Sanctioned load 5 kW & above			*
			Peak	Off-Peak
	Time Of Use		13.99	8.22

Under tariff A-1, there shall be minimum monthly customer charge at the following rates even if no energy is consumed.

a) Single Phase Connections:

Rs. 75/- per consumer per month

b) Three Phase Connections:

Rs. 150/- per consumer per month

A-2 GENERAL SUPPLY TARIFF - COMMERCIAL

Sr. No.	No. TARIFF CATEGORY / PARTICULARS CHARGES Rs/kW/M		VARIABLE CHARGES Rs/kWh	
E)	For Sanctioned load less than 5 kW		· · · · · · · · · · · · · · · · · · ·	18.00
b)	For Sanctioned load 5 kW & above	400.00	16.00	
			Peak	Off-Peak
c)	Time Of Use	400.00	18.00	12.50

Under tariff A-2, there shall be minimum monthly charges at the following rates even if no energy is consumed.

a) Single Phase Connections;

b) Three Phase Connections:

Rs. 175/- per consumer per month Rs. 350/- per consumer per month

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B INDUSTRIAL SUPPLY TARIFFS

"特别的"美国创

Sr. No.	TARIFF CATEGORY / PARTICULARS	FIXED CHARGES	VARIABLE CHARGES	
		Rs/kW/M	Rs/	lcWh
Bl	npto 25 kW (at 400/230 Volts)	_		14.50
B2(a)	Exceeding 25-500 kW (at 400 Volts)	400.00	14.	
	Time Of Use		Penk	Off-Peak
B1(b)	Up to 25 kw		18.00	12.50
B2(b)	Exceeding 25-500 kW (at 400 Volts)	400.00	18.00	12.30
2 3	For All Loads up to 5000 kW (at 11,33 kV)	. 380.00	18.00	12.20
B4	For All Loads (at 66,132 kV & above)	360.00	18.00	12.10

For B1 consumers there shall be a fixed minimum charge of Rs. 350 per month.

For B2 consumers there shall be a fixed minimum charge of Rs. 2,000 per month.

For B3 consumers there shall be a fixed minimum charge of Rs. 50,000 per month.

For B4 consumers there shall be a fixed minimum charge of Rs. 500,000 per month.

An Equalization Surcharge @ Rs. 0.81 per KWh shall be charged in addition to above

C - SINGLE-POINT SUPPLY FOR PURCHASE IN BULK BY A DISTRIBUTION LICENSEE AND MIXED LOAD CONSUMERS NOT FALLING IN ANY OTHER CONSUMER CLASS

Sr. No.	TARIFF CATEGORY / PARTICULARS	FIXED CHARGES Rs/kW/M	VARIABLE CHARGES Rs/kWh	
C -1	For supply at 400/230 Volts			
a)	Sanctioned load less than 5 kW			15.00
ы	Sanctioned load 5 kW & np to 500 kW	400.00		14.50
C -2(a)	For supply at 11,33 kV up to and including 5000 kW	380.00		14.30
C -3(a)	For supply at 66 kV & above and sanctioned load above 5000 kW	360.00		14.20
	Time Of Use		Peal:	Off-Peak
, ,	For supply at 400/230 Volts 5 kW & up to 500 kW	400.00	18.00	12.50
	For supply at 11,33 kV up to and including 5000 kW	320.00	18.00	12.30
С -3(ь)	For supply at 66 kV & above and sanctioned load above 5000 kW	360.00	18.00	12.20

D - AGRICULTURE TARIFF

Sr. No.	TARIFF CATEGORY / PARTICULARS	FIXED CHARGES	VARIABLE CHARGES
		Rs/kW/M	Rs/hWh
D-1(a)	SCARP less than 5 kW		10.00
D-2	Agricultural Tube Wells	200.00	6.77
<u>.</u>			Peak Off-Reak
D-1(b)	SCARP and Agricultural 5 kW & above	200.00	13.00

Note: The consumers having sanctioned load less than 5 kW can opt for TOU metering.

Ase

E - TEMPORARY SUPPLY TARIFFS

Sr. No.	TARIFF CATEGORY / PARTICULARS	FIXED CHARGES Rs/kW/M	variable charges Rs/kWh
E-1(i)	Residential Supply	-	15.50
E-1(ii)	Commercial Supply	-	17.00
E-2	Industrial Supply	•	12.00

For the categories of E-1(i&ii) above, the minimum bill of the consumers shall be Rs. 50/- per day subject to a minimum of Rs.500/- for the entire period of supply, even if no energy is consumed.

F - SEASONAL INDUSTRIAL SUPPLY TARIFF

125% of relevant industrial tariff

Note:

Tariff-F consumers will have the option to convert to Regular Tariff and vice versa. This option can be exercised at the time of a new connection or at the beginning of the season. Once exercised, the option remains in force for at least one year.

G- PUBLIC LIGHTING

Sr. No.	TARIFF CATEGORY	/ PARTICULARS	FIXED CHARGES	VARIABLE CHARGES
			Rs/kW/M	Rs/kWh
	Street Lighting		•	13.73

Under Teriff G, there shall be a minimum monthly charge of Rs.500/- per month per kW of lamp capacity installed.

H - RESIDENTIAL COLONIES ATTACHED TO INDUSTRIAL PREMISES

Sr. No.	TARIFF CATEGORY / PARTICULARS	FIXED CHARGES	VARIABLE CHARGES	
		Rs/kW/M	Rs/kWh	
	Residential Colonies attached to			
	industrial premises	1 in the second	12.92	
	I-RAILWAY TRACT	ION.		

Sr. No.	TARIFF CATEGORY / PARTICULARS	FIXED CHARGES	VARIABLE CHARGES
		Rs/LW/M	Rs/kWh
	Railway Traction	1.7	1.00

Be

PIES

Punjab Industrial Estates
Development and Management Company

CONSULTANCY SERVICES FOR FEASIBILITY STUDY, MASTER PLANNING, DETAILED INFRASTRUCTURE DESIGNING AND EIA FOR ESTABLISHMENT OF INDUSTRIAL ESTATE IN DISTRICT VEHARI



Final Feasibility/ Preliminary Design Report

- Design Criteria
- Final Master Plans

February, 2014



PUNJAB INDUSTRIAL ESTATES
Development of Management Company

Head Office: Commercial Area (North) Sundar Industrial Estate, Raiwind Road, Lahore Tel: 042-35297203-6 Fax: 92-42- 35297207 Web Site: www.pie.com.pk ASSOCIATED CONSULTING ENGINEERS - ACE (PVT) LTD Architectural and Town Planning Services Division 57-A, BLOCK-G, GULBERG-III, LAHORE - Tel: 042-35853243-46 Fax: 92-42-35853247, Email: acearts@acepakistan.com, aceartslnr@gmail.com.

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1. BACKGROUND

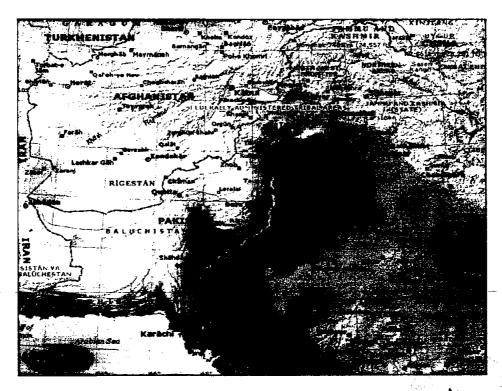
This Plan provides and seeks directions for the way Vehari Industrial Estate should be planned. A key goal is protecting the natural environment in the course of planning and development. This requires environmentally responsible development practices and the integration of natural features into development design.

M/S ACE was appointed consultant by PIEDMC under an agreement dated 28th May, 2013 to survey, plan and design the proposed Industrial Estate. This Feasibility Report is based on site visit, initial discussions with the Client and study of the relevant documents provided by PIEDMC.

This document describes the site for the proposed project, concept plan for the master planning and tentative land use distribution, including proposed pattern of development; location of different categories of plots with respect to one another, road network and community facilities as specified in the TOR.

Although the requirement as per TOR is preparation of a Preliminary Master Plan, but the Consultants on their own initiative will prepare three alternate preliminary plans, to give a wider choice to PIEDMC and facilitate finalization of The Plan based on feedback received from the Client. In Final Plan, each plot will be numbered and dimensioned to facilitate plot identification and allotment.

We are confident that the proposed scheme will emerge as a decent and productive Industrial Estate by virtue of its location and dexterous planning.



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2. PROJECT OBJECTIVES

The objectives of proposed industrial estate are:

- To provide turnkey solutions to the prospective entrepreneurs thereby generating economic activity and creating mass employment opportunities.
- ii) To provide structured platform to set up industries.
- iii) To support services/utilities at one location.
- iv) Attract/Make available skilled & unskilled manpower.
- v) Capitalize on strengths of Vehari region.
- vi) To provide secure industrial environment.
- vii) To ensure that industrial and related land uses are functional and mutually compatible arrangement, and are easily accessible through efficient road network allowing free flow of traffic.
- viii) To ensure compliance with environmental regulations.
- To ensure provision of amenities including medical centre, emergency 1122, food areas, truck parking, parks/sports facilities, commercial areas, vocational training centre, container terminal, computerized weigh stations, petrol pumps/CNG stations, restaurants, motels, and Jamia Mosque.

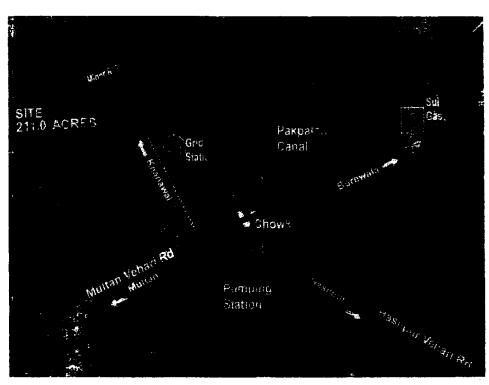
3. INDUSTRIAL ESTATE SITE IN CONTEXT OF VEHARI CITY

Vehari is a small town about 96 km from Multan and is the headquarter of Vehari District. It is located at an altitude of 135 m (446 ft) and at a distance of about 300 kilometers from Lahore and about 37 kilometers North of River Sutlej – the southernmost of the five rivers of Punjab.

Vehari is known to be city of cotton, among other crops. The summer in Vehari is very hot, however, the weather becomes much more pleasant between October and February. Occasionally, light rainfall leaves the land generally arid and dusty. Vehari has dozens of cotton processing factories and cottonseed oil manufacturing plants.

The climate of the district is hot and dry in summer and cold in winter. The maximum and minimum temperature ranges between 42°C and 28°C in summer. During winter, the temperature fluctuates between 21°C and 5°C.

Vehari Chamber of commerce & industry (VCCI) was established on 26th of April 2013. At present there is no industrial estate in District Vehari.



NPL

Figure 1- Satellite image of Industrial Estate, Vehari

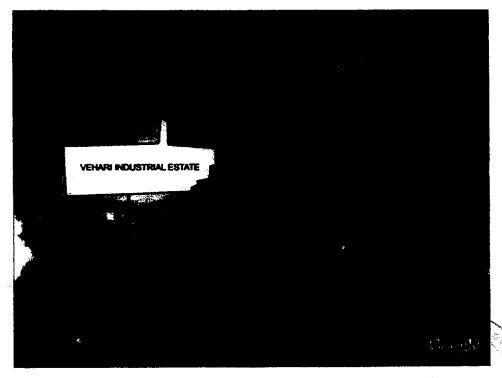


Figure 2- Satellite Image of Industrial Estate, Vehari

XV

The main crops grown in District Vehari are Cotton, Sugarcane, Wheat, Maize and Rice (cleaned), main Fruits are Citrus, Mango & Guava and Main Vegetables are potatoes, onion and cauliflower.

The existing industrial units in District Vehari pertain to Auto Parts, Cotton Ginning & Pressing, Flour Mills, Pesticides & Insecticides, Poultry Feed, PVC Pipe, Rice Mills, Textile Composite, Textile Made Ups, Textile Spinning, Textile Weaving and Vegetable Ghee / Cooking Oil.

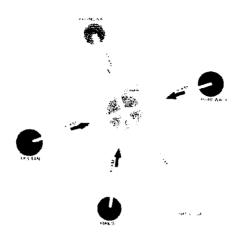
According to Punjab Development Statistics 2008, total population of Vehari district is 2,581 thousand persons, while the urban population is around 116,000.

As regards availability of skilled labour, the following are the existing commercial and vocational/technical institutions in Vehari:

S. NO.	NAME OF INSTITUTION	COURSES OFFERED	DURATION OF COURSE	AVERAGE NO. OF STUDENTS ENROLLED (PER SESSION)
		FOR MEN		
1	Govt. College of Commerce, Vehari	Diploma in Software Engg., D.Com, B.Com M.Com	3 to 24 Months	937
2	Govt. Technical Training Institute, Vehari	G-III (Ref. & AC, Auto Mechanic, Electrician, Machinist, Radio & TV	24 Months	206
		FOR WOMEN	<u> </u>	<u> </u>
3	Govt. Vocational Training Institute, Vehari.	Certificate in Computer Applications, Machine Embroidery, Beautician, Vocational Certificate, Vocational Diploma, Spoken English, Domestic Tailoring, Fabric Printing	3 to 24 Months	373

In pursuance of the Clause 4 of the Location Policy Notified on 30-09-2002, by the Industries Department, Government of the Punjab, District Govt. Vehari has declared certain areas as negative for setting up industries.

However, the District Government has identified and approved the following areas as positive for setting up industrial undertakings in Tehsil Vehari:



- Burewala-Vehari Road (about 30 KM)
- Multan-Vehari Road (about 40 KM)
- Khanewal-Vehari Road (about 10 KM)
- Luddan-Burewala Road (about 14 KM)
- Mailsi-Multan Road (about 20 KM)
- Mailsi-Syphon Road (about 17 KM)

Existing Industries in District Vehari:

There are about 336 large, medium and some small industrial units in the district, as given below:

1	Cotton Ginning & Pressing	200
2	Flour Mills	60
3	Rice Mills	55
4	Vegetable Ghee / Cooking Oil	5
5	Textile Weaving	5
6	Textile Spinning	2
7	Pesticides & Insecticides	3
8	PVC Pipes	3//
9	Textile Composite	1 orani
10	Textile Made Ups	
11	Poultry Feed	(Sup)



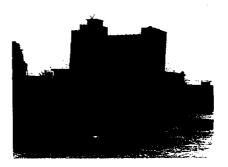




Figure 3- Photos of some Existing Industries



Figure 4- Expansion Pattern of Vehari in Last seven years

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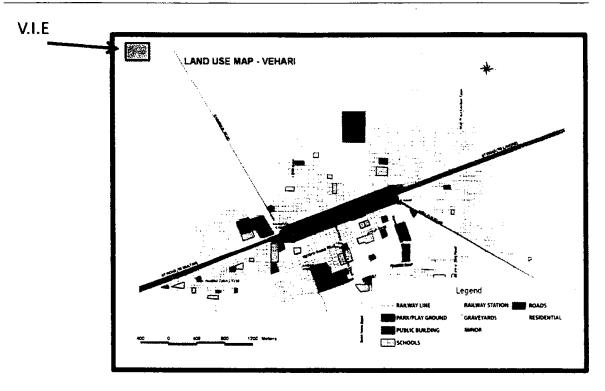


Figure 5- Land use Map of Vehari

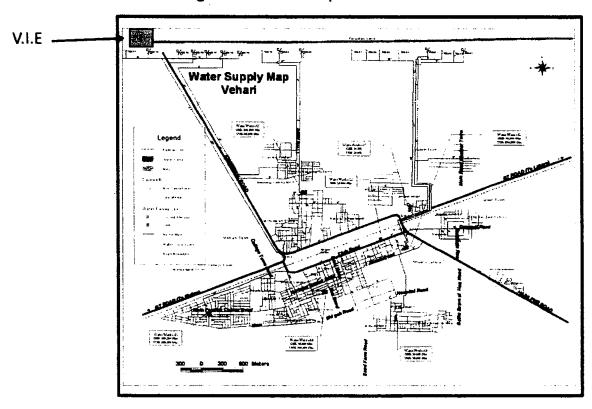


Figure 6- Water Supply Map of Veharivi

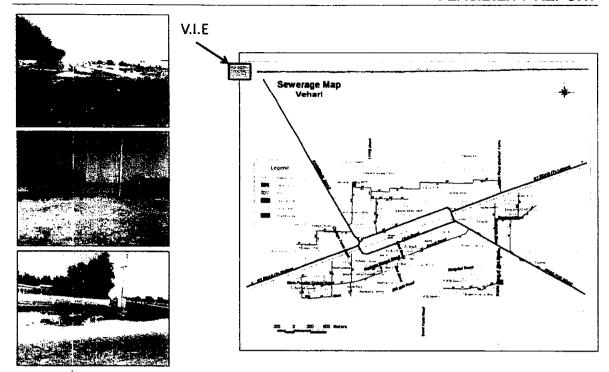


Figure 7- Sewerage Map of Vehari

4. FUTURE INDUSTRIAL POTENTIAL IN VEHARI

Keeping in view the availability of raw material, skilled labour, linkage between the industrial units, local/national/international demand, future industrial potential of district Vehari is discussed hereunder, yet the entire success depends upon the investors/ entrepreneurs and the capabilities of the personnel having the managerial control.

There are a large number of cotton ginning/pressing factories and oil expelling units operating in the District, which reflect good potential for solvent oil extraction plant, cooking oil mill, laundry and toilet soap plant.

The development of more textile spinning and weaving units will create good scope for yarn sizing unit and paper cones manufacturing unit.

Vehari is mainly agrarian District. It is one of the best cotton growing areas of the country. With the increasing use of the pesticides, for cotton and other crops, there exists good scope for pesticides formulation units in the district.

Besides, in view of the general requirements of the local population there exists good scope for electric furnace, steel sanitary products, electric plastic products, houses, tyre-retreading, agricultural implements, desert coolers, pre-stressed cement girders/slabs, etc.

5. THE INDUSTRIAL ESTATE SITE

The site for Vehari Industrial Estate is located 6 Km from Vehari City towards Pakpattan Canal on Vehari-Khanewal Road.

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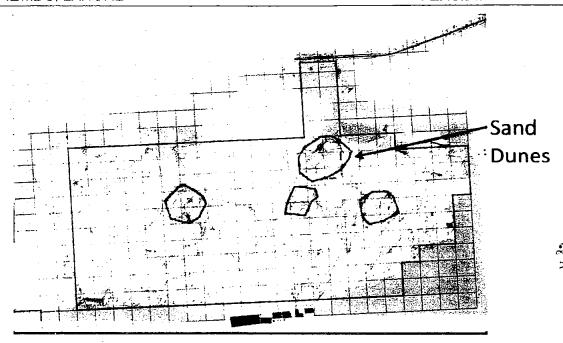
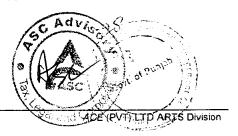


Figure 8- Contour Plan



❖There are 14 settlements with in a radius of 4.75 km

Figure 9- Surrounding Settlements



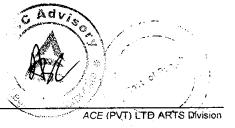
6. PICTORAL VIEWS OF SITE



The Bill Board near Entrance



The under Construction Road connecting Site with Vehari-Khanewal Road



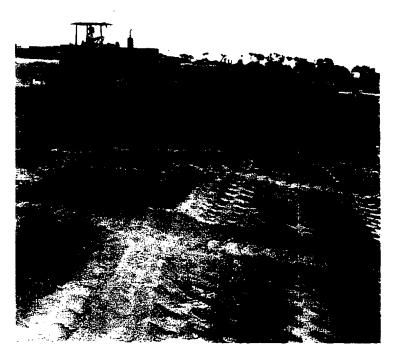


The Site Boundary Wall



The Under Construction Site Office





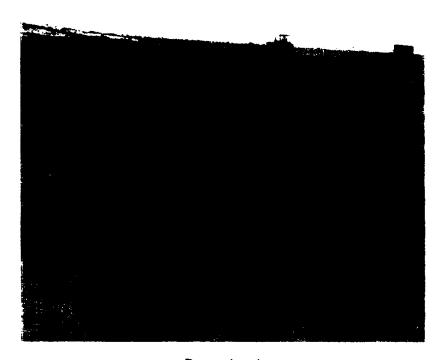
100' Road from Estate Entrance into the Site Under Construction



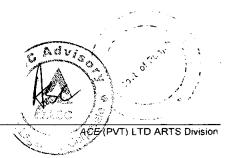
Sandy Site



Sandy Site



Barren Land



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The site is roughly rectangular in shape in east-west direction, with entrance in the north and is connected to Vehari-Khanewal Road through an approach road which is under construction. The approach road is a local road and ends shortly after the main entrance of the industrial estate. Irrigation minor 1L/5R, minor runs along this road.

Within the industrial estate, the following works are already under construction:

- Boundary wall
- Main 100 feet road from entrance towards the site.
- Site office close to the estate gate.

The land is composed of alluvial soil mixed with sand. The site is generally flat with a few sand dunes, including a fairly large dune about 1,100 feet from the estate's gate.

The site has regular boundaries in all directions except towards east where a part of the boundary is in zigzag shape. The average length of site in east-west direction is roughly 3,850 feet while that in north-south direction (except approach road area from gate) is 1,980 feet.

The site has no developments/villages in its immediate neighborhood, and mostly the surrounding area is agriculture.

7. PLANNING CONCEPT

Being close to Vehari City, the site enjoys the advantage of being located in rural as well as priurban setting. For the master plan of an industrial estate, much depends on the size of estate, topography of the site and external factors such as the relationship of the estate to adjacent, developments. Since the site in general is flat, there are numerous options for planning configurations, unlike areas where site features and contours dictate the planning of layouts.

The Vehari Industrial site is roughly rectangular in shape, for which grid iron pattern is ideal. The recommended landuse distribution for medium sized industrial estates like Vehari is given in the Table below:

Landuses in Industrial Estates¹

Category	Percentages
Industrial Plots	60-65
Roads	Up to 20
Open Spaces	Up to 20
Administrative & other Buildings	5-10

The Table shows that the area under industrial plots are recommended to range between 60-65% of the total area, followed by roads and open spaces covering up to 20% in each case. Administrative & other Buildings are recommended to cover 5-10% of the total site area.

Source: National Reference Manual on Planning and Infrastructure Standards, Page 90, Table 5.6

The fundamentals of master planning for PIEDMC Scheme, Vehari, were the project requirements that surfaced during initial meetings with the Client, site visit and the review of relevant literature. These factors influenced the extent and magnitude of various landuses which apart from industrial plots, also included the road network, and common uses.

The layout plan has been evolved to meet the objectives outlined earlier. In the landuse distribution of any industrial estate, industrial plots obviously get the highest priority and thus form the starting point of master planning.

Master Planning of Vehari Industrial Estate respond to unique characteristics of the site, so as to:

- Contribute to the character of the site in a positive manner
- Integrate site features such as landform and drainage courses in the overall master plan.
- · Maintain scenic quality of the site
- Be compatible with natural features
- Support economic and efficient construction and maintenance standards
- 11 kV feeders emanating from 132kV Grid Station (MEPCO), Vehari will supply electricity to V.I.E.
- Metering room of Multan Electric Power (MEPCO) with number of metering panels per feeder will be located near the main entrance of V.I.E.
- Underground 11kV feeder cables will be laid in underground trench and terminated on terminal poles after the main office building of V.I.E.
- Overhead 11kV feeder will be extended from terminal poles in the entire premises as per plan/design.

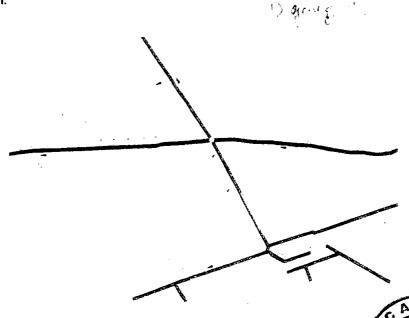


Figure 10- Proposed Trunk Infrastructure in Site's Vicinity

The Consultants have prepared three alternative preliminary master plans to give a wider choice to the Client and facilitate in finalizing of the Master Plan.

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8. PLOT SIZES

In order to achieve the flexibility as an in-built character of an industrial area, a dominantly modular approach is proposed to be adopted for master planning. The modular approach permits the adoption of an optimum size of space unit, various numbers of which can be combined to generate plots of varying sizes. The size of basic module is 4 kanals (@5,445 square feet per kanal or 4.84 kanals @ 4,500 square feet per kanal), its dimensions in general being 100 feet x 220 feet in former case, or varied at outer rows and corners. This versatile size permits its combinations into a large number of plot sizes of varying sizes. The modular approach however may not be strictly followed. Corner plots and those at the peripheries may have non-modular dimensions.

Plot Sizes				
Vehari	Lahore			
@ 5,445 sq. ft per Kanal	@ 4,500 sq. ft per Kanal			
4 Kanal (1/2 Acres)	4.84 Kanal			
8 Kanal (1 Acres)	9.68 Kanal			
16 Kanal (02 Acres)	19.36 Kanal			

The following principles were kept in mind while preparing the preliminary master plans:

- Plots of smaller size have been grouped so as to separate small workshops from large scale industry.
- ii) Larger plots in general have been positioned in most visible locations.
- iii) Grid pattern road layout has been used with mostly staggered T-junctions.

It is inevitable that all the plots cannot be of above sizes because of the site features and constraints. Some of the plots therefore especially those along the periphery and along curves will have non-standard size/dimensions. Attempts will be made to keep such plots to minimum, and avoided wherever possible.

The length of industrial blocks will be optimum because too short result in inefficient space utilization and also result in undesirably large number of junctions. Blocks excessively longer create movement problems.

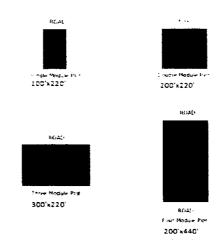


Figure 19- Modular Combination of Industrial Plots

9. THE ROAD NETWORK

Roads are the skeleton of any industrial estate, and apart from providing access, they also contain necessary services (sewer, water, electrical etc), and establish a pattern for plot development. The road layout proposed for Vehari Industrial Estate is generally in grid-iron pattern and sympathetic to terrain.

To coordinate different landuses in the Master Plan, efficient and functional road system has been provided. Three types of roads have been proposed:

 S.No.
 Road Type
 R-O-W

 i)
 Primary roads
 120 feet

 ii)
 Secondary roads
 100 feet

 iii)
 Local roads
 80 feet

Table 3.2: Types of Roads Proposed

Road alignments conform to the natural topography. Also, efforts have been made to branch-off the roads from one-another at right angles, in order to facilitate easy turnings and vehicular maneaurability.

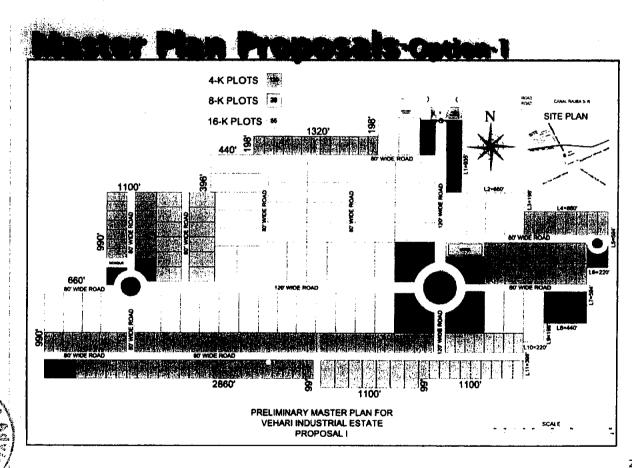
Cross-junctions are avoided as these result in large number of traffic conflict points. The roads generally meet in form of T-junctions, which have relatively less number of conflict points and even these can be minimized through traffic management techniques.

10. THE COMMUNITY FACILITIES

The common uses (community center, commercial area, mosque and the central park etc) will be placed at central location to ensure easy access by all residents of the respective zones. However, a number of open spaces and corner shops (Dhaba) will also be provided in other appropriate locations.

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11. MASTER PLANNING



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INDUSTRIAL ESTATE DISTRICT VEHAR

ACE (PVI) LID.

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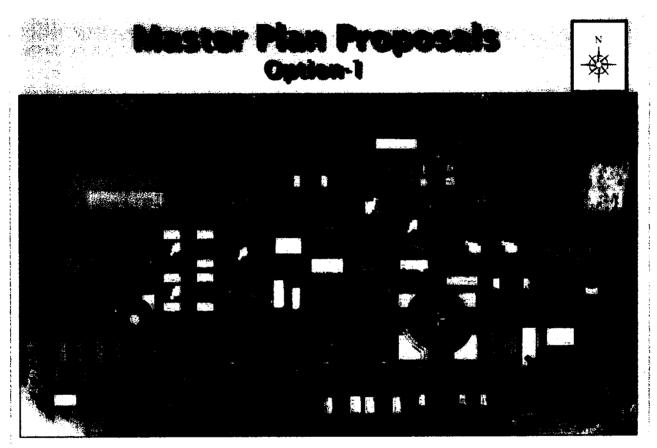
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	, c	
Industrial Plots	201.73	72.75
Roads	47.96	16.98
Common Facilities	28.49	10.27
TOTAL	277.28	100 %
Industrial Plots	201.73	72.75
Sale able Facilities	15.86	5.72
TOTAL	217.59	78.47
4 Kanal	120	59.11%
1 Acre & above	28	13.80%
2 Acres & above	55	27.09 %
TOTAL	203	100 %

Option-1

VUUSTRIAL ESTATE DISTRICT VEHARI

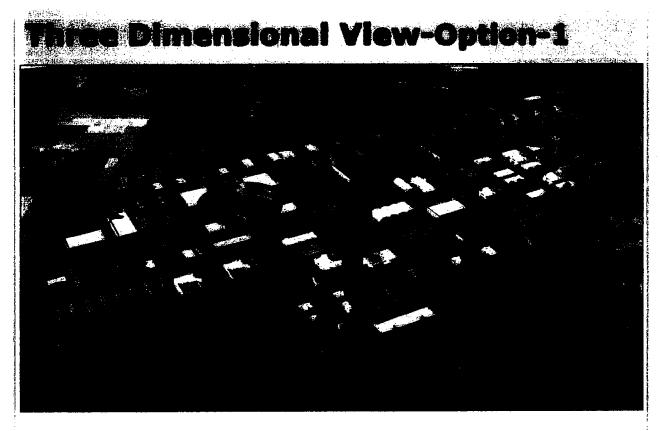
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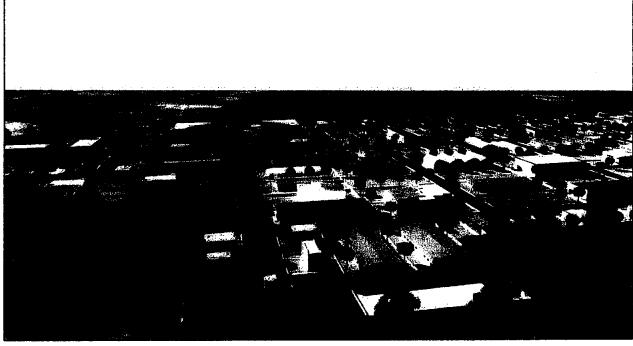




RIDUSTRUAL STATE DISTRICT VERIAL

ACE (PVI) LILL

Three Dimensional View-Option-1



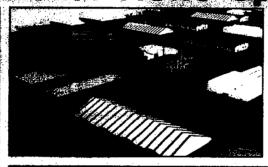
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THEORETICAL ESTATE DISTRICT VEHICLE

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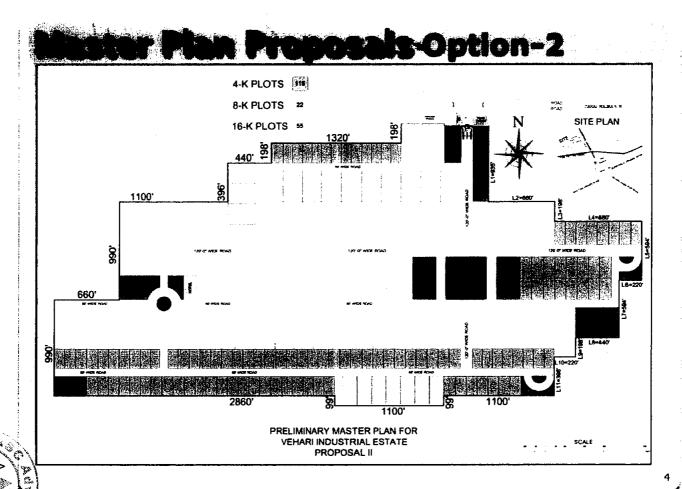






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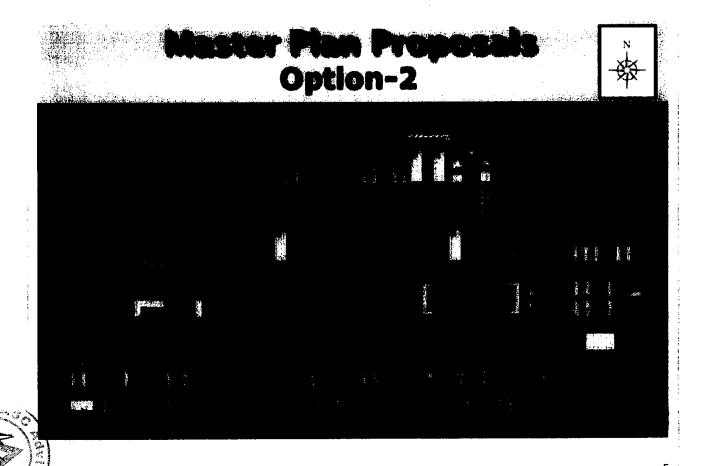
ACE (PVI) LILL

Industrial Plots	202.93	73.19
Roads	51.21	18.47
Common Facilities	23.14	8.34
TOTAL	277.28	100 %
Industrial Plots	202.93	73.19
Sale able Facilities	11.01	3.97
TOTAL	213.94	77.16
4 Kanal	115	59.90 %
1 Acre & above	22	11.45 %
2 Acres & above	55	28.65 %
TOTAL	192	100 %

Option-2

NDUSTRIAL ESTATE DISTRICT VEHAR

ACE (PVI) LIL



INDUSTRUAL STATE DISTRUCT VEHAS

ACE (PVI) LIV.

Fire Diversional View-Sphore





INDUSTRIAL ESTATE DISTRICT VEHAR

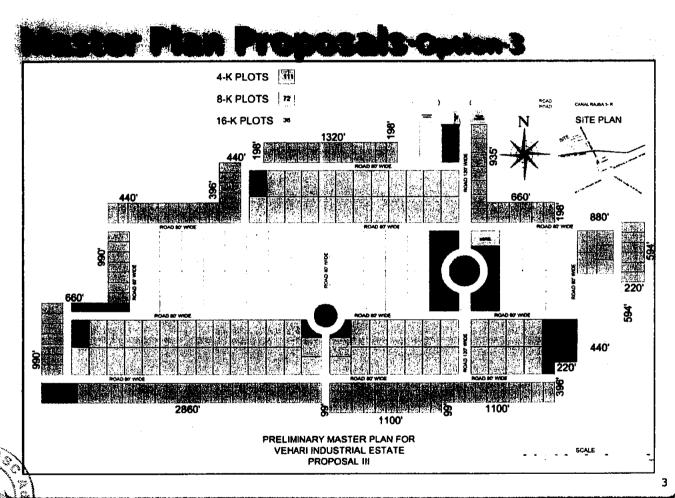
ACE (PVI) LID.

Tires Bimensional View-option-2



INDISTRIAL ESTATE DISTRICT VEHAR

ACE (PVI) LID.



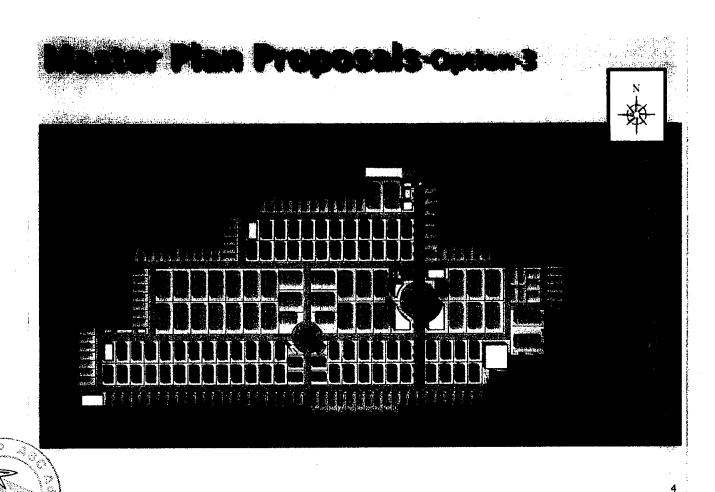
JUGSTRIAL ESTATE DISTRICT VERAK

"ACE (PVI) LID

		-
Industrial Plots	206.79	74.58
Roads	47.90	17.27
Common Facilities	22.59	8.15
TOTAL	277.28	100 %
Industrial Plots	206.79	74.58
Sale able Facilities	10.94	3.95
TOTAL	217.73	78.53
4 Kanal	111	50.68 %
1 Acre & above	72	32.88 %
2 Acres & above	36	16.44 %
TOTAL	219	100 %

Option-2

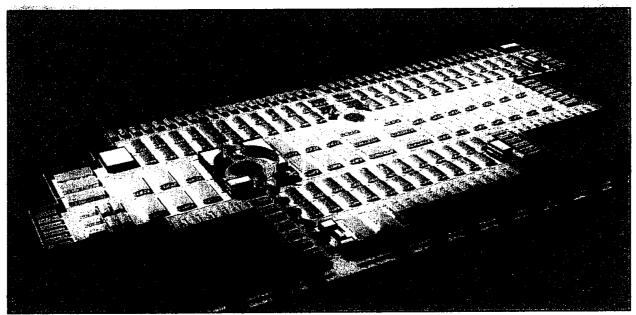
SPOSTRIAL STATE DISTRICT VEHAR



REPOSTRUKT ESTATE DISTRICT VEHARI

"ACE (PVI) LID."

Three Dimensional View -option-3

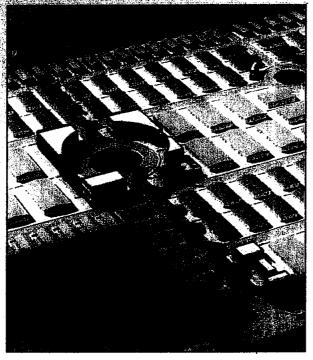


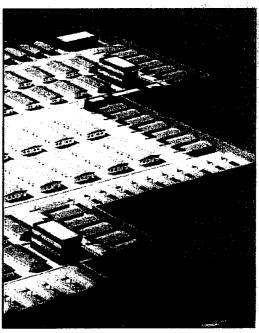


NDUSTRIAL" ESTATE "DESTRICT" VEHAR

ACE (PVI) LID.

Bage Hinensional View-option-3





RUUSTRUAL ESTATE USTRUL VERAR

ACE (PVI) LID.

Saleable Areas

- Industrial Plots
- Multi-Purpose Commercial Complex:
 - Commercial Areas
 - Motel
 - Restaurants
- Petrol Pump

Non Saleable Areas

- Roads
- Parks
- Gas & Electric Sub-Station
- Treatment & Disposal Site
- Mosque
- Vocational Training Centre
- Medical Centre
- Truck Parking (Outside)
- Container Terminal (Outside)
- Office Building

Land use comparison in Master Planning Options

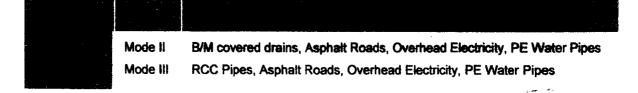
Lorest conser	Area in Acres		
Land uses	Option-I	Option-II	Option-III
Industrial Plots	201.73 Acre	202.93 Acre	206.79 Acre
	(72.75%)	(73.19%)	(74.58%)
Commercial Area	15.86 Acre	11.01 Acre	10.94 Acre
	(5.72%)	(3.97%)	(3.95%)
Common Facilities	12.63 Acre	12.13 Acre	11.65 Acre
	(4.55%)	(4.37%)	(4.20%)
Roads	47.06 Acre	51.21 Acre	47.90 Acre
	(16.98%)	(18.47%)	(17.27%)
Total	277.28 Acre	277.28 Acre	277.28 Acre
	(100%)	(100%)	(100%)

Comparison of Land Use

					····.				
-	Area	%age		Area	%age		Area	%age	
INDUSTRIAL PLOTS	201.73	72.75	78.47	202.93	73.19	77.16	206.79	74.58	78.53
COMMERCIAL	12.97	4.68		8.80	3.17		7.98	2.88	
PETROL PUMP	1.47	0.53		0.74	0.27		1.97	0.71	
HOTEL	1.42	0.51		1.47	0.53		0.99	0.36	
DISPENSERY	0.27	0.09	21.53	0.27	0.99	22.84	0.30	0.11	21.47
RESCUE 1122	0.44	0.16		0.44	0.16		0.34	0.12	
FIRE BRIGADE	0.63	0.23		0.63	0.23		0.44	0.16	
JAMIA MOSQUE	1.92	0.70		0.59	0.21		0.99	0.36	
VOCATIONAL INST.	0.53	0.19		0.53	0.19		0.57	0.20	
PARS & OPEN SPACES	3.12	1.12		4.13	1.49		2.56	0.92	
GRID STATION	3.39	1.22		3.19	1.15		3.65	1.32	
TREATMENT/ DISPOSAL	1.50	0.54		1.50	0.54		2.00	0.72	
SITE OFFICE	0.83	0.30		0.83	0.30		0.80	0.29	
ROADS	47.06	16.98		51.21	18.47		47.90	17.27	

Infrastructure Development Cost Comparison

			- 4	\$\dagger\$*	
1	Option-1	78.47%		6.4 millions	
2	Option-2	77.16%		6.6 millions	
3	Option-3	78.53%		6.5 millions	



ACE (PMT) LTD-ARTS Division

چومدری ایسوی ایم این اشا اشا کافروش افزایل جاتی عمره رود لا مور

E-STAMP



E-Stamp ID:

PB-LHR-F5AC98E2369ABBFC

Stamp Type:

Low Denomination

Amount:

. Rs 100/-

Description:

AFFIDAVIT - 4

Applicant:

Ali Muazzam Syed[35202-8279686-3]

S/O:

Aslam Bahar Syed

Address:

Lahore

Issue Date:

21-Jun-2022 2:21:36 PM

Delisted On/Validity:

28-Jun-2022

Amount in Words:

One Hundred Rupees Only

Reason:

Affidavit

Vendor Information:

Asad Hussain | PB-LHR-434 | Sundar Road Mall

نوٹ :یہ ٹرانزیکشن تاریخ اجرا سے سات دنوں تک کیے نیے قابل استعمال ہے

AFFIDAVIT OF MR. ALI MUAZZAM SYED, CEO OF PUNJAB INDUSTRIAL ESTATE DEVELOPMENT AND MANAGEMENT COMPANY (PIEDMC)) UNDER REGULATION 3(4)(g) OF NATIONAL ELECTRIC POWER REGULATORY AUTHORITY LICENSING (APPLICATION, MODIFICATION, EXTENSION AND CANCELLATION) PROCEDURE REGULATIONS, 2021

I hereby undertake that Punjab Industrial Estate Development and Management Company (PIEDMC) applied to NEPRA for grant of distribution license under NEPRA licensing regulation for the following industrial estates:

- Sundar Industrial Estate on April 4, 2011 for Distribution license and March 26, 2019 for Power Supplier License.
- Bhalwal Industrial Estate on October 17, 2016.
- Rahim Yar Khan Industrial Estate on October 17, 2016.
- Quaid-e-Azam Business Park on November 22, 2016.
- Vehari Industrial Estate on December 21, 2021

I also undertake that the above mentioned applications had been submitted to NEPRA but were returned by NEPRA in light of judgement dated July 8, 2021 of the Islamabad High Court due to which NEPRA had decided not to entertain applications for grant of distribution/supplier licenses till the expiry of the existing distribution licenses of DISCOs and notification of the rules and regulations as per NEPRA Amended Act, 2018.

Therefore, I hereby undertake that PIEDMC has not been granted any other license under the act.

I, the above named deponent, do hereby solemnly affirm and declare on oath that the contents of the application and affidavit are true and correct to the best of the deponent's knowledge and belief and nothing has been concealed therein.

VERIFICATION:

Verified on gather transfer on this the _____ day of June, 2022 that the contents of the above affidavit are true and contents to the best of the deponent's knowledge and belief and nothing has been concealed therein

CUL DEPON HAY



PUNJAB INDUSTRIAL ESTATES

DEVELOPMENT AND MANAGEMENT COMPANY A Company setup under Section 42 of the Companies Ordiance, 1984 (now Companies Act, 2017)



June 24, 2022

Undertaking

Board Resolution for Seeking of License

We hereby undertake that on the 134th meeting of the Board of Directors of Punjab Industrial Estate Development and Management Company (PIEDMC) dated May 4, 2019, permission was granted for submission of application to NEPRA for issuance of electric power supplier license for all industrial estates under the preview of PIEDMC. We also undertake that this information is true to the best of our knowledge.









PUNJAB INDUSTRIAL ESTATES DEVELOPMENT AND MANAGEMENT COMPANY

Agenda Item # 7:

Approval of BOD PIEDMC for obtaining Electricity Supplier License from NEPRA for all industrial estates of PIEDMC (Authority for the CEO).

The CEO presented the agenda. He informed the Board that PIEDMC intend to apply for getting Power Supplier License from National Electric Power Regulatory Authority (NEPRA) for sale of electricity within all industrial estates of PIEDMC. Therefore, permission is solicited to submit the application to NEPRA and also allow the CEO-PIEDMC to sign and complete the formalities with NEPRA in this regard.

This is the mandatory requirement for submission of application for Power Supplier License. The similar authorization was granted by the BOD in its 104th BOD Meeting for submission of application to NEPRA for issuance of electricity distribution license.

Recommendations:-

- a. The BOD is requested to grant permission for submission of application to NEPRA for issuance of Power Supplier License for all industrial estates of PIEDMC.
- b. The CEO PIEDMC be authorized & empowered to file and execute documents, contract and complete all related formalities on behalf of the company.

After discussing the agenda at length and giving due deliberation, the following resolution was passed:

Resolution (134-7)

RESOLVED THAT, "permission for submission of application to NEPRA for issuance of Power Supplier License for all industrial estates of PIEDMC is hereby granted."

FURTHER RESOLVED THAT, "The CEO PIEDMC is hereby authorized & empowered to file and execute documents, contract and complete all related formalities on behalf of the company."

Action by: GM (Technical)

Company Secretary

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Minutes of 134th Board of Directors' meeting held on May, 84 2019

E-STAMP

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E-Stamp ID:

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Amount :

Rs 100/-

Description:

AFFIDAVIT - 4

Applicant:

Ali Muazzam Syed(35202-8279686-3)

S/O :

Aslam Bahar Syed

Address:

Lahore

Issue Date:

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28-Jun-2022

Amount in Words:

One Hundred Rupees Only

Reason:

Affidavit

Vendor Information :

Asad Hussain | PB-LHR-434 | Sundar Road Mall

نوٹ بیہ ٹرانزیکشن تاریخ اجرا سے سلت دنوں تک کے لیسےقابل استصال ہے۔

AFFIDAVIT OF MR. ALI MUAZZAM SYED, CEO, ON BEHALF OF PUNJAB INDUSTRIAL ESTATE DEVELOPMENT AND MANAGEMENT COMPANY (PIEDMC) UNDER REGULATION 3(7) OF NATIONAL ELECTRIC POWER REGULATORY AUTHORITY LICENSING (APPLICATION, MODIFICATION, EXTENSION AND CANCELLATION) PROCEDURE REGULATIONS, 2021 SUPPORTING THE APPLICATION

I. Ali Muazzam Syed, CEO, being the duly authorized representative of Punjab Industrial Estate Development and Management Company (PIEDMC) by virtue of BOARD RESOLUTION dated May 4, 2019, hereby apply to the National Electric Power Regulatory Authority for the grant of electric power supplier license to Punjab Industrial Estate Development and Management Company (PIEDMC) pursuant to section 23E of the Regulation of Generation. Transmission and Distribution of Electric Power Act, 1997.

I hereby certify that the documents-in-support attached with this application are prepared and submitted in conformity with the provisions of the National Electric Power Regulatory Authority Licensing (Application, Modification, Extension and Cancellation) Procedure Regulations, 2021, and undertake to abide by the terms and provisions of the above-said regulations. I further undertake and confirm that the information provided in the attached documents-in-support is true and correct to the best of my knowledge and no material omission has been made.

A PAY ORDER in the sum of Rupees 1,706,451, being the license application fee calculated in accordance with Schedule II to the National Electric Power Regulatory Authority Licensing (Application, Modification, Extension and Cancellation) Procedure Regulations, 2021, is also attached herewith.

Date:

I, the above named deponent, do hereby solemnly affirm and declare on oath that the contents of this application along with the documents and information submitted are true, correct, authentic and accurate to the best of the deponent's knowledge and belief and nothing has been concentration.

VERIFICATION:

Verified or confident Lating on this the _____ day of June, 2022 that the grants of the above anidaving are true and correct to the test of the deponent's knowledge and belief and volving has been conceaned therein.

DEPON

EPONENT

BILLING AND COLLECTION PROCEDURE (INCLUDE PROVISION FOR REMOTE METERING)

ELECTRICITY BILLING PROCEDURE

- 1. Signed reading sheets received from Electrical Department by 05th of every month.
- 2. Preparation of Electricity (B-2, B-3, A-2 & Temporary) tariff-wise sheets for uploading on software.
- 3. Update the electricity billing sheet (new Connection/Extension of load) data given by Electrical Department.
- 4. Preparation & calculation of LPS (Late Payment Surcharge) of Electricity Billing.
- 5. Calculate the any new adjustment / relief passed by DISCO.
- 6. Billing to Customers as per NEPRA / Govt. notified tariffs and rates.
- 7. Compiling, printing and dispatching of Electricity Bills after receiving of Industrial Estate bill from concerned DISCO.
- 8. Billing is being proceed at-par with NEPRA / Govt. notified tariffs and rates through Power Information Technology Company (PITC) on Integrated Billing System (IBS).

COLLECTION PROCEDURE

- 1. Mode of Payment:
 - i. Cheques
 - ii. Pay order
 - iii. IBFT
 - iv. RTGS
 - v. Online Transfer
 - vi. Cash (No cash payment received at BOM Customer deposits cash directly into the Bank)
- 2. Customer approached One-Window for deposit of bill.
- 3. SIE representative enter bill number in software.
- 4. Confirm the title, enter instrument number / date.
- 5. System generated receiving provided to customers.
- 6. It is mandatory for customer who deposits bill through IBFT, RTCS to get system generated receiving.

PROCUREMENT PLAN FOR MEETING EXPECTED LOADS (INCLUDING OWN GENERATION AND/OR LONG TERM AND SHORT TERM PPAs):-

Procurement of power from IPPs is being considered as a second/cheapest sourceelectricity for the Industrialist Estate through direct connection/wheeling as a long term and short term solution of energy shortfall as well.

Pakistan is currently passing from one of its worst energy crisis. It is very difficult to supply continuous electricity to Industrial Estates, to Increase the industrialization and make the availability of 24hrs electricity. There is a need to add more power in PIEDMC all projects.

PIEDMC is aggressively pursuing for adding new power generation capacity for all its projects throughout Punjab province by any PPPs in the affordable cost through wheeling arrangement of NTDCL/ DISCOs. The contract of Power Purchase with PPP's will be regulated as per NEPRA rules and regulations.

ABILITY TO ACCESS CONSUMER METERING SYSTEMS AND OTHER SERVICES/EQUIPMENT.

Meter reading of all the consumers of PIEDMC is carries out on a routine basis each month to record the consumption during a given period (billing cycle/billing month). The meter reading is generally taken/recorded by the concerned staff of PIEDMC (Meter Inspector, Meter Reader). For the purpose, the consumers of each industrial estate. The meter reading program shall be prepared in such a way that the meters of industrial estate are normally read on the same dates each month.

To ensure the proper billing to consumer of industrial estate, all energy meters will be purchased from the WAPDA/NTDC/DISCO's approved manufacturers, Moreover, PIEDMC will ensure the accuracy of these meters through testing and calibration of purchased Energy meters before energization/Installation of relevant Energy meters.

Meter readings of all types of connections are as under:

Designation	Load	Type of connection	Type of Meter	Meter Accuracy Class
Meter Reader	Upto 50 KW.	Temporary	Whole Current Energy Meter	1
Meter Reader	Upto 25 KW.	Permanent	AMR Meter	0.5
Meter	Above 25KW to	Permanent	AMR Meter	0.5
Inspector	less than 500KW.			
Assistant	500KW and	Permanent	AMR Meter	0.2
Manager(O&M)	Above.			

Taking snapshots of meter readings of all consumer categories is mandatory. Meter readings are taken through mobile snapshots/hand held units to ensure correct

readings. The snapshots of meter reading including Net Metering facility wherever applicable showing import and export units are printed on electricity bill. PIEDMC shall make available record of snapshots for twelve months for presenting before any competent forum if required for settlement of billing dispute, raised by any consumer i.e. NEPRA/Energy Department.

Meter Readers shall also check the irregularities/discrepancies in the metering system at the time of reading meters / taking snapshots and report the same in the reading book/discrepancy book or through meter change order /meter checking report or any other appropriate method as per the practice. The concerned officer/official will take corrective action to rectify these discrepancies.

On all permanent connection PIEDMC install the back meter mandatory as in case of any meter display wash /meter burnt or any other relevant issue. The back meter will be considered is billing meter and the accuracy of reading and billing is being assured in this way for customer satisfaction and to avoid the conflict as well.

Moreover, in case of any customer compliant regarding billing. PIEDMC install back-up meter on all industrial connections having sanctioned load of 25KW and above on request of the consumer. The cost will be borne by the consumer if meters provided/arrange by PIEDMC on consumer's request. In case of any defect in the billing meter, the back-up meter will be converted into billing meter and the bill shall be charged on the basis of the consumption recorded on the back-up meter. Upon replacement of the impugned meter, the same will be treated as back-up meter.

PIEDMC will be also adoptedGSM Based Energy Meter in their Industrial Estates (Already adopted in Sundar Industrial Estate). It reduces human intervention required in keeping track of the total power consumption of the users. An SMS is sent directly to the user indicating the consumption and bill without the need of any individual from the Electricity Department to physically visit the site to note down the readings by the use of GSM module. This automation not only reduces the labor cost but also makes the system more efficient and accurate.

Follow up duties are also scheduled for combing and to reduce the pilfering for the effective curtailment of the losses.

Any detection bill is charged as per SOP's approved by NERPA in customer service manual.

CONSUMER CLASS/CATEGORY ON THE BASIS OF SANCTIONED LOAD AND VOLTAGE LEVEL.

Voltage	Load	Type of	No. of
-		Connection	Consumers so
			far ·
230/400V	Upto 50KW	Temporary	9
230/400V	Up to 25 kW		10
400V	Above 25 kW but not exceeding 500 kW	Permanent 48	
11KV	Above 500 kW but not exceeding 5000 kW		11
	230/400V 400V	230/400V Up to 25 kW 400V Above 25 kW but not exceeding 500 kW 11KV Above 500 kW but not	230/400V Upto 50KW Temporary 230/400V Up to 25 kW 400V Above 25 kW but not exceeding 500 kW 11KV Above 500 kW but not exceeding

BASIS OF COMMON SERVICES FOR COMMERCIAL AND RESIDENTIAL CONSUMERS AND THEIR ALLOCATION THEREOF:-

1. **ELECTICAL CONNECTIONS**

PIEDMC provide temporary and permanent electrical connections to Resident Industrialists for construction and operation purpose. A temporary electric connection or any other emergent requirement of temporary nature will be given to consumer on first stage. A temporary electric power supply connection for the construction shall be provided by PIEDMC initially for a period of six months which is further extendable on three months basis up to connection of the specific job/project for which the temporary connection was obtained. The sanctioning officer ensured that the temporary connection is utilizing for temporary purpose only. After the construction work has been completed at site, the permanent connection will be given to resident industrialist basis upon their load requirement on different Tariffs as per kind of connection.

One window Operations are established in PIEDMC offices wherein all types of application

for connection are received from the consumers who are given acknowledgement of the

same.

2. PROVIDING THE RING MAIN SYSTEM TO ENSURE THE SUSTAINABILITY AND RELIABLITY OF THE POWER SUPPLY TO CONSUMERS.

PIEDMC provide the ring main system to ensure the sustainability and reliability of the power supply to their consumers. In ring main system, one ring network for load point is fed by more than one feeder and also connected with express feeders (back up feeder). In this case, if one feeder is under fault or maintenance, the ring distribution is still intact by other feeders or express feeder connected to it. In this way, the supply to the consumers is not affected even when any feeder becomes out of service.

3. PREVENTIVE/SCHEDULE MAINTENANCE

To keep the electrical power system in safe, stable and reliable operating condition, it is necessary that the system should be operated and maintained properly to retain its each component in or restore it to a state in which it can perform a required function.

Hence, the preventive maintenance is used to be carried out in accordance with an established time schedule. Scheduled maintenance covers all measures aimed at retaining the design state of the technical equipment belonging to a system and may take place as and when required or in regular/fixed interval of time.

Scheduled maintenance includes such activities as cleaning and washing, conservation, lubrication and where necessary amending or replacing parts subject to wear and tear. Scheduled maintenance also involves preparation of maintenance schedules, carrying out the specified work and dealing with feedback relating to this work. It is worth mentioning that an effective preventive maintenance program always minimizes emergency maintenance breakdowns and damages of infrastructure / grid station equipment.

4. TROUBLE SHOOTING/NON-SCHEDULED MAINTENANCE

PIEDMC is doing the Non-scheduled or corrective or emergency maintenance is often not in accordance with an established time schedule and usually needs as result of malfunction or unexpected defect. Non-scheduled maintenance covers all measures aimed at restoring the designed state of the technical equipment belonging to a system. Repair work and part replacement are typical types of corrective maintenance. It also involves planning, handling requests for performing/checking and evaluating the necessary measures (functional tests etc.). To identify the fault in case of Power Failure, the troubleshooting is done through test instruments and corrective measurements which can be used to help narrow the problem area and identify the problem components. Once the equipment is repaired/replaced, the power is restored.

5. COMPLAINT HANDLING

The compliant in respect of electric supply failures, quality of poor, meter reading and billing, and other matters relating to supply of electric power services has been handled by PIEDMC expeditiously (usually every compliant regarding restoration of power supply is attended within 20 Minutes). One window Operations are established in PIEDMC offices wherein all types of complaints are received from the consumers who are given acknowledgement of the same with definite dates for their replies according to time frame for handling and redressal of such complaints. These complaint offices shall work on 24-Hours basis even during holidays. The working of these complaints is to be supervised by higher officers of Electrical Department PIEDMC. The Customer Feeder back is also monitored and their grievances are readdressed as well.

6. ENSURE THE QUALITY POWER SUPPLY AS PER NTDC/NERPRA: -

To provide uninterrupted power supply to customers enabling trade and industry, educational & social activities to flourish and enrich the Consumers, PIEDMC ensure the Standard Quality power supply parameters as per NTDC/NEPRA. The parameters of electricity are maintained as per NTDC/NEPRA permissible limit of Voltage, Frequency and Power to ensure the quality of power to be supplied.

7. CONSTRUCTION OF OWN GRID STATION FOR ENSURING QUALITY POWER SUPPLY

Having the status of on point bulk supply consumer, PIEDMC construct own 132KV Grid Station in every industrial estate to cope with the increasing load demand and provide quality electricity to resident industrialist with lesser power outages, and reduce line losses likely less than 2%.

8. ESTABLISHING THE ALTERNATE SOURCE OF POWER:-

PIEDMC try to establish the alternate source of power through independent power producers by doing power purchase agreement as a long term and short term solution of Energy Short fall as well and to supply continuous electricity to Industrial Estates. This effort is to increase the industrialization and make the availability of 24HRS electricity.

Training and Development Procedures

Introduction

In order to keep PIEDMC Electrical staff fully updated with the electrification in Industrial Estates, PIEDMC has established a Training and Development Manual.

Training is provided to employees of Customer Services and the Electrical department.

Training at regular intervals is arranged by Chief Engineer for the Technical Staff where new and efficient maintenance and fault locating methods are being explained for implementation.

The Employees from customer relations are also updated at regular intervals of any change in customer policy and change of Tariff etc.

All the operations and maintenance (O&M) staff of Vehari Industrial Estate (VIE) are trained as per the training manuals of Lahore Electric Supply Company (LESCO). The staff is trained to provide high quality services and are trained in the following areas:

- Introduction to Training Programmed Organization and System
- Overview of role and duties of line superintendent
- Material of use in construction line
- Use and care of T & P
- Service installation (LT)
- Patrolling of lines
- First aid skills and practices
- Basic electricity concepts, testing/measuring instruments and their uses
- Distribution system standards and specifications
- Distribution system planning
- Installation of earth system



- Distribution system operation
- Distribution system maintenance
- Location of faults & consumer complaints
- Safety & safety equipment
- Fire prevention and control
- Distribution system mapping
- Energy meters Installation, checking & maintenance

