

**GOVERNMENT OF THE PUNJAB
PLANNING AND DEVELOPMENT BOARD
(FW&F SECTION)**

WORKING PAPER FOR PDWP

PART – A

PROJECT PROFILE

(PC-I received 11.03.2025)

1.	Project Title	Establishment of Aquaculture Malls in Punjab
2.	Location	Districts Lahore, Sargodha, Muzaffargarh & Bahawalpur
3.	Sponsoring Agency	Forestry, Wildlife & Fisheries Department
4.	Executing Agency	i. Communication & Works Department ii. Forestry, Wildlife & Fisheries Department
5.	Operation & Maintenance	i. Communication & Works Department ii. Forestry, Wildlife & Fisheries Department
6.	Cost of the Project	Rs. 2,169.446 million
7.	ADP 2024-25	Scheme reflected at GS. No. 8039 in ADP 2024-25
8.	Gestation Period	29 Months (till June 2027)

9. BACKGROUND AND BRIEF INTRODUCTION:

Sustainable aquaculture growth in Punjab boosts food security, rural development, employment, and exports. Improved production enhances farm income, lowers prices, diversifies food supplies, and strengthens economic linkages.

Fish farming in Punjab has expanded to over 86,000 acres, with introduction of new intervention of shrimp aquaculture. However, challenges like limited technology and training hinder progress. Establishing aquaculture malls in key areas can enhance development.

Punjab's aquaculture sector faces challenges like low productivity, poor marketing, water deterioration, and climate issues. Addressing these can boost rural employment and economic growth. Establishing facilities under one-roof will enhance technology adoption and industry expansion.

10. OBJECTIVES OF THE PROJECT

The major objectives of the project include:

- i. Establishment of three Aquaculture Malls in Sargodha, Muzaffargarh and Bahawalpur Districts to serve as hubs for modern aquaculture.
- ii. To ease the access of farmers to aquaculture inputs, modern machinery, equipment and specialized farming tools.

- iii. To develop knowledge, skills and capacity building of minimum 150 Nos. farmers/ fisheries stakeholders through trainings and seminars/ workshops.
- iv. To provide soil & water analysis fish/shrimp disease diagnostic facilities at Aquaculture Malls.

11. **SCOPE / COMPONENTS OF THE PROJECT:**

The scope / components of the project include the following:

- Construction of Three Aquaculture Malls at Sargodha, Muzaffargarh and Bahawalpur
- Provision of Modern Aquaculture tools under one-roof
- Facility of Aquaculture Shops/ Outlets
- Development of Demonstration and Training Facility
- Aquaculture Laboratory (with Mobile Unit)

12. **SUMMARY OF COST BREAK UP**

Rs. in Million

Sr. #	Component	Cost	Financial Phasing		
			2024-25	2025-26	2026-27
1	Capital Component	717.231	106.484	610.747	0.000
2	Machinery & Equipment	465.435	23.105	440.455	1.875
3	Transport	443.525	105.475	338.050	0.000
4	Cost of Establishment	262.331	21.088	115.770	125.473
5	Contingencies (Non- Recurring)	233.359	15.674	130.085	87.600
a.	<i>Furniture & Fixture</i>	31.009	4.424	26.585	0.000
b.	<i>Utility</i>	138.350	11.250	63.800	63.300
c.	<i>Farm Implements</i>	24.000	0.000	15.000	9.000
d.	<i>Chemicals & Glassware</i>	15.000	0.000	7.200	7.800
e.	<i>Domestic Trainings</i>	2.500	0.000	1.000	1.500
f.	<i>Seminar & Conference</i>	10.500	0.000	4.500	6.000
g.	<i>Consultancy Charges</i>	12.000	0.000	12.000	0.000
6	Contingencies (Recurring)	47.565	6.985	18.530	22.050
Total		2,169.446	278.811	1653.637	236.998

Detail is as under:

• **CIVIL COMPONENT**

Rs. In Million

Sr. #	Particulars	Sargodha	Muzaffargarh	Bahawalpur	Total
1	Main Building of Aqua Mall	113.551 (18000 Sft)	147.548 (17850 Sft)	169.218 (18941 Sft)	430.317
2	Construction of Boundary Wall with MS fence	15.491	12.105	15.822	43.418
3	Construction of Guard Room	8.522	8.896	8.099	25.517
4	Construction of Parking Shed	0.853	15.487	0.851	17.191
5	Construction of OHR 5000 Gallon Capacity	4.900	4.290	2.500	11.69
6	Provision of water supply	3.910	9.372	7.874	21.156
7	WAPDA connection charges	5.000	15.700	10.000	30.7
8	Construction of inspection hut 1650 Sft.	0.000	0.000	9.141	9.141
9	Provision of tuff paver (1550x24=864 sft.)	0.000	0.000	10.478	10.478
10	Construction of Gate & Gate Pillars	1.221	2.051	13.736	17.008
11	Add 2% consultancy Charges	3.289	4.220	0.000	7.509
12	Add 1% Horticulture	1.644	1.997	2.615	6.256
13	Add 5% PRA	8.221	10.550	13.075	31.846
14	Additional 10% External Development Charges	15.979	11.249	23.771	50.999
15	Add Extra for PTCL Charges	0.000	3.005	1.000	4.005
Total		182.581	246.470	288.180	717.231

* No civil work at Lahore.

• **MACHINERY & EQUIPMENT**

Rs. In Million

Sr. #	Particulars	PIU, Lahore		Sargodha		Muzaffargarh		Bahawalpur	
		Qty.	Cost	Qty.	Cost	Qty.	Cost	Qty.	Cost
1.	Desktop Computer	3	1.350	3	1.350	3	1.350	3	1.350
2.	Laptop	4	1.800	3	1.300	3	1.300	3	1.300
3.	Printer (Color)	1	0.250	2	0.500	2	0.500	2	0.500
4.	Printers (Black and White)	3	0.150	3	0.300	3	0.300	3	0.300
5.	Scanner	1	0.130	1	0.100	1	0.100	1	0.100
6.	LED (min 85 inch) With movable stand	1	1.000	2	2.000	2	2.000	2	2.000
7.	Air Conditioner	3	0.900	4	1.600	4	1.600	4	1.600
8.	Water Dispenser	3	0.225	4	0.300	4	0.300	4	0.300
9.	Fridge/Freezer	1	0.200	2	0.400	2	0.400	2	0.400
10.	Generator	1	2.250 (10 KVA)	1	10.000 (80 - 100 KVA)	1	10.000 (80 -100 KVA)	1	10.000 (80 - 100 KVA)
11.	Photocopier	1	1.300	1	1.300	1	1.300	1	1.300
12.	Multimedia with screen	0	0.000	1	0.485	1	0.485	1	0.485
13.	Sound System/ Accessories	0	0.000	1	0.500	1	0.500	1	0.500
14.	CCTV Camera system	0	0.000	-	1.000	-	1.000	-	1.000
15.	Microwave Oven	0	0.000	1	0.100	1	0.100	1	0.100
16.	Camera	0	0.000	1	0.800	1	0.800	1	0.800
17.	Solar System for office (20 KW)	0	0.000	1	2.500	1	2.500	1	2.500

18.	Water Distillation apparatus	0	0.000	-	0.750	-	0.750	-	0.750
19.	Microscope with LCD	0	0.000	-	0.500	-	0.500	-	0.500
20.	DO Meter	0	0.000	5	2.500	5	2.500	5	2.500
21.	pH Meter	0	0.000	5	1.500	5	1.500	5	1.500
22.	TDS/ Salinity meter	0	0.000	5	2.500	5	2.500	5	2.500
23.	Ammonia meter	0	0.000	-	1.000	-	1.000	-	1.000
24.	Shrimp Harvester	0	0.000	4	48.000	4	48.000	4	48.000
25.	Paddle Wheel Aerators	0	0.000	50	22.500	50	22.500	50	22.500
26.	Tractor Driven Suction Pump with accessories	0	0.000	3	3.000	3	3.000	3	3.000
27.	Fish Seed Grader (5 set)	0	0.000	-	1.500	-	1.500	-	1.500
28.	Ice Boxes	0	0.000	10	0.300	10	0.300	10	0.300
29.	Fiber Glass Hawlers	0	0.000	3	0.400	3	0.400	3	0.400
30.	Chest Waders	0	0.000	30	1.225	30	1.225	30	1.225
31.	Glass aquarium wall	0	0.000	1	5.000	1	5.000	1	5.000
32.	Portable Solar System for tubewells 15 KW	0	0.000	5	15.000	5	15.000	5	15.000
33.	Portable Solar System for tubewells 25 KW	0	0.000	5	20.000	5	20.000	5	20.000
34.	Weighing Balance	0	0.000	5	0.250	5	0.250	5	0.250
35.	Drone Camera with accessories	0	0.000	1	1.500	1	1.500	1	1.500
Total		22	9.555	163	151.960	163	151.960	163	151.960

• **TRANSPORT**

Rs. In Million

Sr.#	Items	PIU, Lahore		Sargodha		Muzaffargarh		Bahawalpur		Total	
		Qty.	Cost	Qty.	Cost	Qty.	Cost	Qty.	Cost	Qty.	Cost
For Office											
1	Vehicle 4 x 4	3	48.00	2	32.00	2	32.00	2	32.00	9	144.00
2	Vehicles (4 x 2) (Single Cabin)	--	--	2	15.00	2	15.00	2	15.00	6	45.00
3	Vans (one for Trainees & one for mobile lab)	--	--	2	28.00	2	28.00	2	28.00	6	84.00
4	E-Bikes with equipment box	1	0.425	4	1.70	4	1.70	4	1.70	13	5.10
For Rent											
5	Tractor with implements	--	--	1	7.00	1	7.00	1	7.00	3	21.00
6	Vehicles with reefer containers (small size)	--	--	2	20.00	2	20.00	2	20.00	6	60.00

7	Vehicles with reefer containers (large size)	--	--	2	28.00	2	28.00	2	28.00	6	84.00
Total										49	443.525

• **COST OF ESTABLISHMENT**

Rs. In Million

Sr. #	Title	PPS	No. of Posts	Salary Range (Rs.)	Monthly Salary (Rs.)	Total
1.	Director Fisheries	BPS-19	01	--	260,000	11.724
2.	Deputy Director Fisheries	BPS-18	04	--	218,000	45.200
3.	Assistant	BPS-16	04	--	110,000	19.988
PPS Scale						
4.	Procurement Expert	PPS-8	01	(218,750-358,750)	250,000	8.173
5.	Assistant Director Fisheries	PPS-7	04	(157,500-258,300)	220,000	26.144
6.	Senior Chemist	PPS-7	03	(157,500-258,300)	220,000	19.608
7.	Fisheries Research Assistant/ Assistant Warden Fisheries	PPS-5	08	(70,000-112,000)	75,000	17.904
8.	Equipment Technician	PPS-5	03	(70,000-112,000)	75,000	6.714
9.	Documentation Clerk	PPS-4	04	(52,500-84,000)	55,000	6.584
10.	Drone Operator	PPS-4	03	(52,500-84,000)	55,000	4.938
11.	Lab Assistant	PPS-2	06	(35,000-56,000)	42,000	7.464
12.	Electrician	PPS-2	03	(35,000-56,000)	42,000	3.744
13.	Driver	PPS-2	21	(35,000-56,000)	42,000	26.194
14.	Tractor Operator	PPS-2	03	(35,000-56,000)	37,000	3.744
15.	Lab Attendant	PPS-2	06	(35,000-56,000)	37,000	6.636
16.	Fisherman/ Beldar	PPS-2	15	(35,000-56,000)	37,000	16.590
17.	Naib Qasid	PPS-2	08	(35,000-56,000)	37,000	8.856
18.	Chowkidar	PPS-2	07	(35,000-56,000)	37,000	7.742
19.	Cleaner	PPS-2	03	(35,000-56,000)	37,000	3.318
20.	Mali	PPS-2	03	(35,000-56,000)	37,000	3.318
21.	Sweeper	PPS-2	07	(35,000-56,000)	37,000	7.742
			117			262.325

INCENTIVE ALLOWANCE

Amount in Rs.

Sr. #	Description	BPS	No. of Posts	Incentive allowance Range	Proposed Incentive Allowance Per Month
1.	Director Fisheries	19	01	200,000-275,000	250,000
2.	Deputy Director Fisheries	18	04	150,000 -225,000	200,000
3.	Office Assistant	16	04	75,000-150,000	75000
Total		-	09	-	-

• **SELECTION CRITERIA FOR PPS**

Amount in Rs.

Sr. #	Name of Post / PPS	No. of Post & Salary Range	st 1 Year Per Month Salary (2024-25)	Selection Criteria
1	Procurement Expert (PPS-8)	01 (218,750-358,750)	250,000	MBA/ Master's degree (Equivalent to 16 years education) in Economics/ Law/ Accounting/ ACCA / CA. 5-year of procurement experience related work.
2	Assistant Director Fisheries (PPS-7)	03 (157,500-258,300)	220,000	M.Sc. (second division) in Zoology or Biology or Fisheries or Aquaculture Biology or (animal sciences); or BS second division or C.G.P.A 2.5) with Zoology as a major subject (four years or eight semesters) from a recognized University.
3	Senior Chemist (PPS-7)	03 (157,500-258,300)	220,000	M.Sc. Chemistry (second division); or BS (Hons) in Chemistry (second division CGPA 2.5) (four years or eight semesters) from recognized University. Master's degree (second division)
4	Fisheries Research Assistant/ Assistant Warden Fisheries (PPS-5)	08 (70,000-112,000)	75,000	B.Sc with Zoology or Biology or Fisheries or Aquaculture (second division) from a recognized University; or B.Sc. or BS (Hons) (second division or CGPA 2.5) with Zoology as a Major subject (four years or eight semesters) from a recognized university.
5	Equipment Technician, (PPS-5)	03 (70,000-112,000)	75,000	Diploma of Associates Engineer in Electrical or Mechanical recognized institute or board. At least 02 years of experience in relevant field in the reputable Public or Private sector Organization
6	Documentation Clerk (PPS- 4)	04 (52,500-84,000)	55,000	Intermediate (second division) from a recognized Board with a speed of 25 words per minute in Type Writing. Note: - Preference shall be given to a candidate who also knows typewriting in Urdu at a speed of 25 words per minute

Sr. #	Name of Post / PPS	No. of Post & Salary Range	1 st Year Per Month Salary (2024-25)	Selection Criteria
7	Drone Operator (PPS-4)	03 / (52,500-84,000)	55,000	Intermediate (2 nd Division) from recognized board. Having knowledge of drone operating and videography.
8	Lab Assistant (PPS-2)	06/ (35,000-56,000)	42,000	F.Sc. in Pre-Medical (second division) from a recognized Board.
9	Lab Attended (PPS-2)	06/ (35,000-56,000)	37,000	Matric with Science (second division) from a recognized Board
10	Electrician (PPS-2)	03 / (35,000-56,000)	42,000	Matric with Science (second division) from a recognized Board along with Certificate of Electrician, from recognized Government Institute or Board.
11	Driver (PPS-2)	21 / (35,000-56,000)	42,000	Matric having a valid LTV Driving License with three-year experience.
12	Tractor Operator (PPS-2)	03 / (35,000-56,000)	42,000	Middle having valid Driving License and 03 years of experience in tractor operation and maintenance who qualified the tractor test.
13	Fisherman/Beldar (PPS-2)	15/ (35,000-56,000)	37,000	Literate and having experience in the relevant field
14	Naib Qasid (PPS-2)	07/ (35,000-56,000)	37,000	Literate
15	Chowkidar (PPS-2)	03/ (35,000-56,000)	37,000	Literate and having experience in relevant field
16	Cleaner (PPS-2)	03/ (35,000-56,000)	37,000	Literate
17	Mali (PPS-2)	3/ (35,000-56,000)	37,000	Five-year experience in a nursery
18	Sweeper (PPS-2)	07/ (35,000-56,000)	37,000	Literate

• **CONTINGENCIES (NON- RECURRING)**

Rs. In Million						
Sr.#	Particulars	PIU, Lahore	Sargodha	Muzaffargarh	Bahawalpur	Total Cost
1	Furniture & Fixture	5.391	8.540	8.540	8.540	31.009
2	Utility	23.150	38.400	38.400	38.400	138.350
3	Farm Implements	-	8.000	8.000	8.000	24.000
4	Chemicals & Glassware	-	5.000	5.000	5.000	15.000
5	Domestic Trainings	2.500	-	-	-	2.500
6	Seminar & Conference	-	3.500	3.500	3.500	10.500
7	Consultancy Charges	12.000	0.000	0.000	0.000	12.000
	Total					233.359

• **CONTINGENCIES (RECURRING)**

Rs. In Million

13. MONITORING & EVALUATION PLAN

Sr.#	Particulars	PIU, Lahore	Sargodha	Muzaffargarh	Bahawalpur	Total
1	Stationery	0.900	0.420	0.420	0.420	2.160
2	T.A/ D.A	1.600	0.000	0.000	0.000	1.600
3	POSR	1.050	0.000	0.000	0.000	1.050
4	Drugs & Medicine	0.000	1.000	1.000	1.000	3.000
5	Cost of others	1.300	2.350	2.350	2.350	8.350
6	Computer Accessories	0.750	0.750	0.750	0.750	3.000
7	Printing & Publication	1.200	1.200	1.200	1.200	4.800
8	Internet Charges	0.260	0.180	0.180	0.180	0.800
9	Rates & Taxes	0.300	0.400	0.400	0.400	1.500
10	Postage & Telegraph	0.115	0.120	0.120	0.120	0.475
11	Gas	0.800	0.600	0.600	0.600	2.600
12	Hot & cold weather charges	0.250	0.220	0.220	0.220	0.910
13	Newspaper, Books	1.000	0.230	0.230	0.230	1.690
14	Contingent Paid Staff	0.950	0.000	0.000	0.000	0.950
15	Other	0.700	0.700	0.700	0.700	2.800
16	Repair of Transport	2.100	1.000	1.000	1.000	5.100
17	Repair of M&E	1.500	0.300	0.300	0.300	2.400
18	Repair of F&F	0.245	0.245	0.245	0.245	0.980
19	Repair of Hardware	0.450	0.450	0.450	0.450	1.800
20	Repair of IT Equipment	0.400	0.400	0.400	0.400	1.600
	G. Total:	15.870	10.565	10.565	10.565	47.565

For oversight of the project, to make important decisions and to monitor the progress of the project, following committees are proposed:

- Project Steering Committee
- Project Implementation Committee
- Project Monitoring & Evaluation Committee
- Specification Standardization Committee
- Departmental Selection Committee at provincial level for the posts of PPS-6 and above in Fisheries Department
- Departmental Selection Committee at provincial level for the posts of PPS 01-05

14. MANAGEMENT STRUCTURE AND MANPOWER REQUIREMENTS

The project will be executed and implemented by Three Deputy Director Fisheries (BPS-18) under the supervision of Director Fisheries/ Project Director (BPS-19). Director Fisheries will be stationed at Lahore (Named as Project Implementation Unit Lahore) and will work under administrative control of Director General Fisheries Punjab Lahore. The Director Fisheries/ Project Director (PIU) will supervise the execution of project at all three sites of Punjab and coordinate as focal person with Director General Fisheries Punjab Lahore and the Project Steering Committee. The posts of Director Fisheries (BPS-19), Deputy Director Fisheries (BPS-18) & Assistant (BPS-16) will be filled through transfer from regular strength of Department.

PART-B

15. DELIBERATIONS OF PRE-PDWP MEETINGS:

FW&F Department submitted the PC-I of the instant scheme at a total cost of Rs. 2,169.446 million with gestation period of 29 months (till June 2027) on 11.03.2025. Pre-PDWP meeting was held on 13.03.2025 under the chairmanship of Secretary P&DB / Member (Env. & CC.), P&D Board, duly attended by representatives of Forest, Wildlife & Fisheries Department, Urban Unit, PERI, representatives from Consultancy, Energy and Technical sections of P&D Board and DG(M&E). During the meeting, the PC-I was discussed and deliberated in detail and following observations were raised. Now, AD has furnished the annotated replies of these observations. Detail is as under:

Sr. #	Observations	Replies	Remarks
Comments of FWF Section			
1	The cost approved by Cabinet for inclusion in ADP 2024-25 was Rs. 1,200 M whereas PC-I submitted by AD is of cost Rs. 2,270.734M.	Cost of project increased due to expansion in project scope (procurements of latest M&E to be provided to fish and shrimp farmers on rental basis such as shrimp harvester and reefer containers etc.).	Agreed
2	1% Horticulture charges be deleted	As per decision made in Pre-PDWP Horticulture charges has been added.	Agreed
3	15% Escalation charges be deleted.	Deleted	Agreed
4	AD may provide the justification along with economic sustainability of the project. Does establishment of malls come under the jurisdiction of the Department?	One of the major mandates of the department is to provide extension services to the farmers for the productivity enhancement. The Aquaculture Malls are being established to strengthen the extension services for the farmers with latest equipment/technology under one roof Department leases out its facilities to entrepreneurs as per provision in the Fisheries Ordinance.	Agreed
5	AD has proposed 19 No. of vehicles which P&DB does not support and Project Directors and Deputy Directors are to be recruited via transfer whom need to use their already available vehicles. Details is as under: <ul style="list-style-type: none">• No. 06 single cabin Vehicles	Department has limited logistic support. Existing vehicles are mostly outdated and only need based vehicles have been proposed in the project.	Matter is placed before PDWP for approval / consideration.

Sr. #	Observations	Replies	Remarks
	<ul style="list-style-type: none"> No. 09 double cabin Vehicles No. 06 vans 	<ul style="list-style-type: none"> 06 Single cabin vehicles will be used for transport of rental M&E to the farmers (two vehicles on each site). 09 Double cabin vehicles will be used by the PIU Officers and Aqua Mall officers and project staff for carrying out official activities. 3 vans will be used for trainees and other 3 as mobile lab at three sites. 	
6	Establishment of Aquaculture malls is a pure financial project and training should not be made a part of it. P&DB does not support the inclusion of training component in the said scheme. Further, AD may include the same in any other scheme in next ADP 2025-26.	As the concept of Aquaculture Mall is to provide a facility under one roof to fish farmers & trainings is a crucial component of extension services. The Department will provide training facilities to the fish farmers on latest aquaculture techniques.	Agreed
7	As per PC-I, AD has earmarked Rs. 65.800 million in terms of Advertisement and publicity which appear on extremely higher side which needs to be curtailed.	It is required for mass awareness campaign. It is a Chief Minister's Initiative Program for welfare of fish and shrimp farming community.	Agreed
8	What will be the fate of machinery and equipment after the completion of the project or outsourcing of the aquaculture malls?	The Aqua Malls and M&E stores will be property of department and will remain available to fish farmers on rental basis after the completion of project as regular activity.	Agreed
9	Individual details of farm implements, chemicals and glass wares may be provided along with their market-based quotations and exact specifications.	Agreed.	Agreed
10	AD has proposed Rs. 12.00 million in terms of Consultancy. AD may provide the justification regarding need of the consultancy.	Short consultancies are required for preparation of TORs for rental M&E and auction of shops/ outlets, drafting different booklets on fish and shrimp farming and drafting legal documents.	Agreed
11	ToRs of Consultancy shall be vetted from Consultancy section, P&D Board.	Noted for compliance.	ToRs be cleared from Consultancy

Sr. #	Observations	Replies	Remarks
			section of P&DB.
12	Recurring cost of Rs.47.565 million seems to be on higher side which needs to be rationalized.	Already rationalized and need based, being less than 3% of total project cost.	Agreed
13	AD has proposed to procure drone cameras with accessories. The same may be justified in terms of its utility.	These are required for aerial surveys and mapping or construction of new farms. These will be used in field visits.	Agreed
14	AD may provide Key performance indicators KPI's for better evaluation and to determine the success of the project.	KPIs have been prepared and annexed.	Agreed
Comments of Technical Section			
15	Capital (Civil component Lahore) It is observed that cost break down for Lahore site amounting to Rs. 0.00. Sponsor may clarify whether 'no civil' work is required or else it is printing mistake.	There is no civil works at Lahore.	Agreed
Aquaculture Mall Sargodha			
16	15% escalation charges not allowed beforehand. Price variation is only paid on work done. Provision may be deleted.	Deleted	Agreed
17	15% external development charges may be substantiated with existing site condition.	10% provision for external development charges has been included in the estimate, considering the site is new and undeveloped and requires external infrastructure development.	Agreed
18	Boundary wall height may be rationalized to 6' from 8'.	For enhanced security, an 8' height boundary wall is proposed by C&W Department around the premises.	Agreed
19	It is observed that OHR is taken for 10,000 Gln capacity in some schemes while 5,000 Gln for others. Standardized provision may be opted if similar facility is being provided in all stations	Standardization has been opted i-e; OHR is taken for 5,000 Gln capacity at each site.	Agreed
Aquaculture Mall Muzaffargarh			
20	15% escalation charges not allowed beforehand. Price variation is only paid on work done. Provision may be deleted.	Deleted	Agreed

Sr. #	Observations	Replies	Remarks
21	15% external development charges may be substantiated with existing site condition.	10% provision for external development charges has been included in the estimate, considering the site is new and undeveloped and requires external infrastructure development.	Agreed
22	Boundary wall height may be rationalized to 6' from 8'.	For enhanced security, an 8' height boundary wall is proposed by C&W Department around the premises.	Agreed
23	It is observed that OHR is taken for 10,000 Gln capacity in some schemes while 5,000 Gln for others. Standardized provision may be opted if similar facility is being provided in all stations.	Standardization has been opted i-e; OHR is taken for 5,000 Gln capacity at each site.	Agreed
24	Construction of Machinery display area may further be explained.	The construction of the Machinery Display Area at Aquaculture Mall involves creating a designated space for showcasing various machinery, equipment, and technology used in the Fisheries/ Aquaculture sector. This area will be designed to effectively display machinery in a visually appealing and accessible manner, allowing potential clients, partners, or visitors to view and interact with the displayed items.	Agreed
25	Provision of Chowkidar Hut cum Rest House, Guard room, parking shed may be rationalized or else justified.	Guard room will be used by Chowkidar as shelter. It also contributes to the overall security management of the mall by offering a designated space for monitoring and responding to any security concerns. A parking shed is required for vehicles (Tractors, reefer containers and transport mobile vans etc.) and visitors' vehicles.	Agreed
Aquaculture Mall Bahawalpur			
26	15% escalation charges not allowed beforehand. Price variation is only paid	Deleted	Agreed

Sr. #	Observations	Replies	Remarks
	on work done. Provision may be deleted.		
27	15% external development charges may be substantiated with existing site condition.	10% external development charges are included in Rough Cost Estimate, considering the site is new and undeveloped and requires external infrastructure development.	Agreed
28	Boundary wall height may be rationalized to 6' from 8'.	For enhanced security, an 8' high boundary wall is proposed by C&W Department around the premises.	Agreed
29	It is observed that OHR is taken for 10,000 Gln capacity in some schemes while 5,000 Gln for others. Standardized provision may be opted if similar facility is being provided in all stations.	Standardization has been opted i-e; OHR is taken for 5,000 Gln capacity at each site.	Agreed
30	Construction of Machinery display area may further be explained.	The construction of the Machinery Display Area at Aqua Mall involves creating a designated space for showcasing various machinery, equipment, and technology used in the fisheries aquaculture sector. This area will be designed to effectively display machinery in a visually appealing and accessible manner, allowing potential clients, partners, or visitors to view and interact with the displayed items.	Agreed
31	Provision of Chowkidar Hut cum Rest House, Guard room, parking shed may be rationalized or else justified	Guard room will be used by Chowkidar as shelter. It also contributes to the overall security management of the mall by offering a designated space for monitoring and responding to any security concerns. A parking shed is required for vehicles (Tractors, reefer containers and transport mobile vans etc.) and visitor's vehicles.	Agreed

Sr. #	Observations	Replies	Remarks
32	In addition to aforementioned observations, the rationale of covered proposed area with drawings and rate analysis of N.S be attached	Covered area taken as per drawings provided by SPU and rate analysis attached with estimate.	Agreed
Comments of Consultant Infra			
33	Preliminary / conceptual drawings duly approved, be attached with PC-I.	Attached as Annex-I	Agreed
34	Provision of Granite flooring may be deleted.	Noted.	Agreed
35	Justification of cantilever parking sheds may be provided.	Cantilever parking sheds are designed to maximize available space by providing covered parking without the need for supporting columns. This design optimizes the use of land, allowing more parking spots in a limited area and ensuring a clean, open, and organized parking lot.	Agreed
36	Provision of 10,000 gln capacity may be justified with water consumption / day notified by PHED or it may be reduced to 5,000 gln.	Standardization has been opted i-e; OHR is taken for 5,000 Gln capacity at each site.	Agreed
37	15% development charges may be reduced to 5%.	10% external development charges are included in Rough Cost Estimate, considering the site is new and undeveloped and requires external infrastructure development.	Agreed
38	1% Horticulture charges be deleted	As per decision made in Pre-PDWP Horticulture charges has been added.	Agreed
39	15% escalation charges may be deleted.	Deleted	Agreed
40	Justification for cutting of sand dunes in Muzaffargarh scheme may be provided.	The cutting of sand dunes in Muzaffargarh scheme has been proposed by C&W Department as per site requirements.	Subject to technical adherence by Technical section P&D Board.
41	Provision of false ceiling may be deleted as against P&D policy.	Noted.	Agreed
42	Size / capacity of turbine may be reduced to 5000 gallon capacity OHR.	Standardization has been opted i-e; OHR is taken for 5,000 Gln capacity at each site.	Agreed

Sr. #	Observations	Replies	Remarks
43	Road x-seet along with thickness of its component may be provided.	The comments has been communicated to C&W Department.	Subject to technical adherence by Technical section P&D Board.
44	Provision of import fittings may be provided.	The comments has been communicated to C&W Department.	Subject to technical adherence by Technical section P&D Board.
45	Rate analysis of N.S items may be provided.	The comments has been communicated to C&W Department.	Subject to technical adherence by Technical section P&D Board.
Comments of DG (M&E)			
46	The Rs. 2,270.734 million project spans 29 months, with major spending on civil works (Rs. 822.52M) and transport (Rs. 441.30M). A cost-benefit analysis is needed for balanced resource allocation and sustainability.	Agreed.	Agreed
47	The contingency budget may be closely monitored to prevent cost overruns.	Agreed.	Agreed
48	Clear KPIs (Key Performance Indicators) may be established for monitoring project success.	Attached as Annexure-I	Agreed
49	A key objective is to improve farmers' access to aquaculture resources, but clear outreach strategies are needed to support small and medium-scale fish farmers	The aquaculture malls have been established at the potential areas of fish farming and wide awareness campaign will be launched to outreach the small and medium scale fish farmers.	Agreed
50	Aquaculture malls are innovative, but success relies on effective operations. Shops, demos, and labs will aid growth, but sustainability post-project requires clear maintenance and funding plans.	Consultant will be hired for formulation of TORs for operational and post project mechanism on sustainable basis.	Agreed
51	The proposed monitoring and evaluation framework is a positive aspect, with committees assigned for oversight. However, there should be periodic public reporting on progress,	The feedback of the public will be gathered as per services provided at each mall.	Agreed

Sr. #	Observations	Replies	Remarks										
	challenges, and financial expenditures to ensure transparency and accountability												
52	Punjab's aquaculture sector faces environmental challenges, including water quality deterioration and climate variability. The project may integrate sustainability measures, including water conservation, eco-friendly farming practices, and climate resilience strategies.	The Aqua Mall would act as a knowledge center, offering workshops, seminars, and demonstrations on sustainable aquaculture practices. It would feature advanced technologies, like smart monitoring systems for water quality, that help improve efficiency and sustainability.	Agreed										
Comments of Consultancy Section													
53	Sponsors are requested to clarify if there is any feasibility study conducted for the subject project/ scheme	The project has been proposed at the potential fish farming areas, considering the needs of farmers (capacity building, provision of latest technology and equipment etc.) and there is no requirement of feasibility study as such.	ToRs be get cleared from Consultancy section of P&DB.										
54	Sponsors are requested to provide cost break-up of consultancy provision. a. Remuneration Cost: <table><tr><th>S.No</th><th>Expert</th><th>Unit Rate/ Month</th><th>No. of Person Month</th><th>Accumulative Cost</th></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table> b. Direct cost			S.No	Expert	Unit Rate/ Month	No. of Person Month	Accumulative Cost					
S.No	Expert			Unit Rate/ Month	No. of Person Month	Accumulative Cost							
55	Sponsors have provided tentative TORs for renting out or leasing Shops/Outlets and Canteen/Cafeteria but the TORs for hiring of firm have not been enclosed in the PC-I. Sponsors are requested to prepare TORs on proper format for the proposed consultancy under following headings: - a. Introduction <ul style="list-style-type: none">• Background, Previous Studies conducted on the issue• Implementing Agencies• Project Location and Geographical area to be covered b. Objectives of Consultancy <ul style="list-style-type: none">• Overall Objectives• Specific Objectives c. Scope of Work <ul style="list-style-type: none">• General Scope of work• Detail Description of Assignments d. Reporting/Deliverables with timelines <ul style="list-style-type: none">• Reporting / deliverables include the detail as per description of assignment												

Sr. #	Observations	Replies	Remarks
	e. Core Team of experts required, indicating academic qualification, experience requirements (specific experience where required) with detailed Job description of Key staff and man-months (full/intermittent) requirements f. Role of Client a. Professional Liability of Consultant		
Comments of Urban Unit			
56	The document does not sufficiently detail how urban fish markets, restaurants, and retailers of the big cities i.e., Lahore, Rawalpindi, Faisalabad, will be integrated into the supply chain. Without well-defined urban distribution channels, the sustainability of these aquaculture malls may be questionable.	By educating urban stakeholders on the advantages of sourcing from aquaculture malls, such as consistent quality, traceability, and sustainability, and providing training on proper fish handling and storage to reduce post-harvest loss, we can enhance the overall value chain. Additionally, launching marketing campaigns to inform urban consumers about the benefits of buying fish from sustainable aquaculture sources emphasizing freshness, quality, and traceability will further strengthen the connection between urban fish markets, restaurants, and retailers within the aquaculture supply chain. This approach will ensure the long-term sustainability and success of aquaculture malls	Agreed
57	The financial model relies heavily on government funding, with minimal details on how these malls will become self-sustaining. A clearer strategy on private sector participation, revenue streams, and long-term financial viability is needed.	By investing in infrastructure, the government is likely aiming to improve the physical and technological facilities necessary for farming and aquaculture business. This can lead to better production and supply chains, improved access to markets, and ultimately better support for the farmers community.	
58	The document lacks an urban planning perspective, particularly in site	The proposed Aqua Malls are located in promising farming	

Sr. #	Observations	Replies	Remarks
	selection criteria. Factors like connectivity to markets, access to skilled labour, and logistical feasibility should be more robustly analysed.	potential areas, where vertical farming is on the rise, and local fish markets are already established. Additionally, the road networks in these areas are well-developed, facilitating efficient transportation.	
59	No Quantitative Data – The study does not provide actual figures on current fish/shrimp production, market demand, or potential production increase after intervention.	Fish farming in Punjab has significantly expanded, now covering above 86,000 acres. Recently success of shrimp Aquaculture in Punjab is taking exponential growth in aquaculture sector, it is expected that the thousands of acres of untapped land will convert into aquaculture production units.	
60	No Market Price Analysis – The document lacks insights into price trends, seasonal fluctuations, or consumer demand in urban and export markets.	The project targets farming areas with high potential, where Aqua Malls will offer farmers a one-roof facility, ultimately ensuring a year-round supply of fish to consumers while reducing the market gap	Agreed
61	No Import/Export Considerations – There is no discussion on how this project will impact fish imports/exports or substitute imported seafood products.	These Malls will serve as centralized hub, providing essential aquaculture inputs, advanced technology and training resources, supporting the shift toward high-value, export-friendly fin and shell fish species. By creating comprehensive, one-roof facilities, malls will empower fish and shrimp farmers with the resources, expertise, and market access, necessary to modernize the industry improve production efficiency and enhance economic outcomes for the aquaculture sector.	Agreed
62	No Competitor Analysis – The study does not explore existing private sector fish markets, hatcheries, or supply chains.	There are no well-established private sector fish market at the proposed sites of aquaculture malls will provide one-roof facilities to the farmers.	Agreed

Sr. #	Observations	Replies	Remarks
63	No Future Projections – The study does not include forecasted growth in demand or supply, which is critical for assessing the feasibility of the project.	As aquaculture is expanding rapidly, it is projected that these three aquaculture malls will serve as benchmark for establishing more public and private sector fish markets.	Agreed
Comments of Energy Section			
64	Department is requested to share the load calculations for the solar system proposed. Same should be made part of the PC-I.	The proposed districts are fish farming clusters in Punjab. Fish farmers usually use 10-20hp motors for pumping out water. Therefore, the Department has proposed to procure 15kw and 25kw solar system.	Basis of load estimates be provided.
65	The Department has estimated Rs.15 million for 15 kW (5 No.) and Rs.20 million for 25 kW (5 No.) which is Rs. 200/w and Rs.160/w respectively. The cost is comparatively on the very high side as compared to estimations of Energy Department's PC-I submitted at energy section and recently approved. Department is requested to rationalize the cost and provide rate analysis along with relevant quotations.	The price estimate has been carefully calculated. The proposed estimates include solar system along with tractor driven trolley and all other taxes. Further, escalation has also been considered.	Subject to technical adherence by Energy section P&D Board.
66	Department is requested to provide break-up of the solar system indicating the estimated cost of each component of solar systems instead of lump sum provisions.	Breakup is attached with quotation.	
67	Department is requested to share the specifications of each of the individual component e.g. solar panel, VFD / Inverter, breakers etc.	Specifications are mentioned in the quotations attached.	
68	Department is requested to share the electrical drawings / layouts of solar system showing the equipment proposed.	Quotation attached	
69	The Department submitted a quotation for 20-kilowatt solar system which is not in consonance to the break up provided in the PC1. Estimated cost in the PC-I is Rs. 2.5 million (Rs. 125/w) while attached quotation is Rs. 2.2 million (Rs. 110/w). Department is requested to submit the costing at actual market price.	Escalation 14% has also been added keeping in view of market fluctuations.	

16. RECOMMENDATIONS:

The PC-I is submitted before PDWP at a cost of Rs. 2,169.446 million with gestation period million 29 Months (till June 2027) for consideration / approval with the following recommendations:

1. The basis of load calculation for the solar system should be incorporated in the PC-I and provided to the Energy Section of P&DB for vetting.
2. ToRs be cleared from Consultancy section of P&D Board.
3. The cost estimated of civil work be cleared from Technical section of P&D Board.