

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

WORKING PAPER FOR PDWP

PART – A

PROJECT PROFILE

(PC-I received 03.04.2025)

1.	Project Title	Eco-Tourism at Changa Manga and Wetlands, Uchhali & Chashma	
2.	Location	Districts: Kasur, Khushab, Mianwali	
3.	Sponsoring Agency	Forestry, Wildlife & Fisheries Department	
4.	Executing Agency	Forestry, Wildlife & Fisheries Department	
5.	Operation & Maintenance	Forestry, Wildlife & Fisheries Department	
6.	Cost of the Project (Rs. In Million)	Cost Printed in ADP 2024-25	PC-I Cost
		1,500.00	8,793.025
7.	ADP 2024-25	Scheme reflected at Gs. No. 3276 in ADP 2024-25 with an allocation of Rs. 1,000.000 million.	
8.	Gestation Period	24 months (2024-25 to 2025-26)	

9. BACKGROUND AND BRIEF INTRODUCTION:

The natural habitats of wildlife are facing undue pressure on their resources, particularly due to absolute dependency on natural resources owing to fewer livelihood means for the residents. The models for eco-tourism developments resulting in improved environmental / social health, revenues generation, local areas, contribution to GDP and employment generation leading to curtailment in pressure over natural resources are proving their effectiveness across the world.

After the inception of wildlife legislations, the protected areas viz., National Parks, Wildlife Sanctuaries and Game reserves were notified for conservation, preservation and management of natural habitats and wildlife therein. These areas have undergone time to time development activities for provision of eco-tourism facilities to the public along with natural resources conservation, remained underutilized contrary to their actual potential. These areas also needs better management planning to achieve the goal of declaration as Protected Areas (PA's).

This project has been envisaged by the FWF Department with an aim to establish Punjab as a prime eco-tourism destination, promoting cultural and natural heritage besides getting maximum benefits from ecological services of such areas for humanity/public.

10. SCOPE OF THE PROJECT:

The scope of the project includes:

- Development of breeding/display cum wildlife safari facilities for wildlife species in Changa Manga Public Wildlife Reserve and Uchhali & Chashma Wetlands Complex

- Development of eco-tourism interventions,
- Improvement in existing facilities,
- Promotion of sustainable tourism practices and capacity building of local communities along with their engagements in eco-tourism initiatives.

11. OBJECTIVES OF THE PROJECT

The major objectives of the project include:

- Development of Master plan of the project sites and its implementation for Eco-Tourism.
- Development of new facilities and renovation/repair of existing facilities at project sites to support eco-tourism.
- Implement measures to ensure that tourism activities are environmentally sustainable.
- Capacity building and involvement of local communities in eco-tourism initiatives.
- Development of breeding cum safari / display enclosures for wildlife species and wildlife safaris in natural habitats of project sites.
- Eco-tourism developments in wetlands included in the project.
- Provision of ecotourism facilities for the tourists/general public.
- Reintroducing and supplementing native wildlife to restore ecosystems and boost eco-tourism
- Mass awareness about the importance of Wildlife, Natural Habitats & Resources.

12. SUMMARY OF COST

Rs. in Million

Sr. #	Item of Work	Cost	Financial Phasing	
			2024-25	2025-26
1	Conservancy & Works	5395.368	809.338	4586.030
2	Machinery, Stores & Equipment	132.85	0.00	132.85
3	Transport	1,116.35	0.00	1,116.35
4	Cost of Establishment	143.76	0.00	143.76
5	Commodities & Services	2004.697	0.00	2004.697
	Total	8793.025	809.338	7983.687

Detail is at as under:

i. Conservancy & Works

Rs. In Million

Sr. #	Items	Unit	Qty.	Total Cost
	CHANGA MANGA "A"			
	GENERAL ACTIVITY ZONE			
1.	Parking for 250 Vehicles each (Total 500 vehicles).	Nos.	2	55.000
2.	Main Gate	Nos.	1	40.460
3.	Information Centre	Kanal	1.7	144.810
4.	Research Centre	Kanal	1.4	74.010
5.	Residential Facility (Dorms) for Research Centre	Marla	10	20.480
6.	Botanical Bird Paradise with Butterfly Garden	Kanal	6	350.000

7.	Floor Mounted Fountains Area	Kanal	4	108.000
8.	Tuck Shops near Fountains Area	Marla	5	12.500
9.	Mini Village	Marla	14	25.030
10.	Main Restaurant	Kanal	3	82.460
11.	Rest Rooms Block (6+6) near Fountain Area	Nos.	1	16.250
12.	Rest Rooms Block (6+6) near Restaurant Area	Nos.	1	16.250
13.	Construction of Café's	Nos.	2	25.000
14.	Mini Zoo	Kanal	2.2	24.750
15.	Heritage Walk	Rft	223	20.000
16.	Craft Bazaar (9 Shops)	Nos.	9	25.000
17.	Amphitheatre	Kanal	4.4	100.000
18.	Picnic Area Development	Kanal	1	3.500
19.	Rest Rooms Block (3+3) near Amphitheatre	Nos.	1	7.500
20.	Animal Enclosures	Kanal	17	100.000
21.	Development of Mini Forest	Kanal	35.7	20.000
	SAFARI ZONE			
23.	Main Gate	Nos.	1	37.500
24.	Ticketing Counter	Nos.	1	5.330
25.	Tram Station near Main Safari Gate along with Charging Station Civil and Allied Works.	Nos.	1	65.000
26.	Tram Station near Jungle Safari Café	Nos.	1	45.000
27.	Jeep Parking for 5 Vehicles	Kanal	2	2.700
28.	Jungle Safari Mini Gate	Nos.	1	15.000
29.	Immersive Tunnel (paintings) on Tram Track	Rft	150	70.000
30.	Watch Towers	Nos.	8	40.000
31.	Jeep Track Rehabilitation (km)	Km	5.7	28.500
32.	Jungle Safari Café	Nos.	1	5.810
	ADVENTURE ZONE			
33.	Elevated Canopy Walkway (meters)	RM	400	220.000
34.	Ticketing Counter	Nos.	1	5.330
35.	Sitting Area	Marla	10	6.250
36.	Medical Centre	Marla	4.5	12.940
	LAKE ZONE			
37.	Eco Tourism Gate with Reception Area	Nos.	1	40.000
38.	Ticketing Counter	Nos.	1	5.330
39.	Parking for EVs near Corporate Meeting Hall	Marla	10	2.700
40.	Corporate Meeting Hall	Kanal	1.3	55.350
41.	Floating Restaurant	Marla	15	149.530
42.	Ecolodges Single Bed	Nos.	3	57.000
43.	Ecolodges Double Bed	Nos.	2	58.000
44.	Parking for EVs near Eco Tourism Club	Marla	10	2.700
45.	Watch Tower	Nos.	4	20.000
46.	Glamping Pods single bed	Nos.	3	25.000
47.	Glamping Pods double bed	Nos.	2	25.000
48.	Provision of Solar Facility	Nos.	1	25.000
49.	Admin Block for Eco Lodges Zone	Marla	10	20.000
50.	Boundary Wall Fence	Km	5	23.790
51.	Complete Utilities Infrastructure Works WS / Sewerage	Job	Job	150.000
52.	Complete Electrical and Electrical Distribution	Job	Job	249.760

	Works			
53.	Complete Fire Fighting and Fire Protection Works	Job	Job	3.000
54.	Complete IT works	Job	Job	454.860
55.	Changa Manga Staff Residential Quarters	Nos.	6	50.000
		TOTAL "A"		3247.380
	CHASHMA "B"			
	Zone-I			
1.	Link Road to Connect DI Khan Road to Gernali Road	Km	1.3	19.500
2.	Access Road from Gernali Road to Chashma Ecotourism Zone	Km	1	12.000
3.	Parking for 100 Vehicles and 50 Motorcycles	Kanal	10	25.310
4.	Rest Rooms Block (6+6) Near Parking	Nos.	1	16.800
5.	Rest Rooms Block (6+6) Near Restaurant	Nos.	1	16.800
6.	Information Centre	Kanal	2.2	50.380
7.	Kids Play Zone Area – Dolphin Theme.	Kanal	5	80.000
8.	Restaurant.	Kanal	2	74.400
9.	Boating Deck	Nos.	1	10.000
10.	Fishing Deck	Nos.	1	10.000
11.	Eco-lodges Single Bed	Nos.	3	57.000
12.	Eco-lodges Double Bed	Nos.	2	58.000
13.	Admin Block	Marla	10	17.500
14.	Boundary Wall Fence	Km	3.8	21.820
15.	Complete Utilities Infrastructure Works WS/ Sewerage	Job	11.250	75.00
16.	Complete Electrical and Electrical Distribution Works	Job	26.120	174.110
17.	Complete Fire Fighting and Fire Protection Works	Job	1.660	11.06
18.	Provision of Solar Facility	Nos.	1	10.000
19.	Complete IT works	Job	13.800	92.010
		TOTAL "B"		831.690
	UCHALI "C"			
	Zone - I			
1.	Parking for 100 vehicles and 50 Motorcycles including Cat eyes and speed breakers on Main Road as per Master Plan.	Kanal	10	25.000
2.	Rest rooms Block (6+6) near Parking	Nos.	1	16.800
3.	Information Centre	Kanal	1	67.500
4.	Cultural Bazaar	Kanal	2	14.090
5.	Restaurant	Kanal	1	76.500
6.	Photographic Deck	Nos.	1	10.000
7.	Painting Spots	Nos.	2	10.000
8.	Boating Deck	Nos.	1	10.000
	Zone-II			
9.	Eco lodges Single Bed	Nos.	3	57.000
10.	Eco lodges Double Bed	Nos.	2	58.000
11.	Glamping Pods Single Bed	Nos.	3	30.000
12.	Glamping Pods Double Bed	Nos.	2	30.000
13.	Star Gazing Tower	Nos.	1	6.500
14.	Kids Play zone Area Near Eco lodges	Kanal	2	2.500

15.	Boating Deck	Nos.	1	10.000
16.	Boundary Fencing	Rft	1	18.700
17.	Watch Towers/Security Towers	Nos	4	20.000
18.	Landscaping Area	Kanal		10.000
19.	Admin Block	Marla	10	17.500
20.	Complete Utilities Infrastructure Works WS/ Sewerage			50.000
21.	Complete Electrical and Electrical Distribution Works			202.000
22.	Complete Fire Fighting and Fire Protection Works			8.440
23.	Provision of Solar Facility			10.000
24.	Complete IT works			103.850
			TOTAL "C"	864.380
			TOTAL (A+B+C)	4943.450
	PRA Tax @ 5% of civil and conservancy works			247.177
	Contingency @ 2% of civil and conservancy works			98.870
	Total Civil and Conservancy Works			5289.577
	Design consultancy @ 1% including surveys (design 0.75% + surveys 0.25%)			52.896
	Resident supervision consultancy @ 1% of civil and conservancy works			52.896
			TOTAL CONSULTANCY COST	105.791
			GRAND TOTAL	5395.368

ii. **MACHINERY STORE AND EQUIPMENT:**

Rs. In Million				
Sr. #	Description	Qty. (Nos.)	Per Unit Cost (Rs.)	Total Cost
	CHANGA MANGA "A"			
1	Portable Transportation cages (light weight) for recovery of sick animal that could be mounted on single pickup.	4	667,500.00	2.670
2	Capturing cage for Mammals	5	544,000.00	2.720
3	Transportation Cages for Birds	10	200,000.00	2.000
4	Cages for Capturing / Transportation of Small Mammals.	6	500,000.00	3.000
5	Tranquilizer Gun RD 706	1	800,000.00	0.800
6	Tele dart with accessories or equivalent	1	700,000.00	0.700
7	Drone Cameras 12 MP	2	500,000.00	1.000
8	Walky-talky sets with accessories (01 No for vehicle with accessories).	15	100,000.00	1.50
10	Generator 6KV with dual fuel system, Fuel Tank 18 Lit, Average 1 L/45 min, output 220 V , Frequency 50~60 Hz.	3	1,800,000.00	5.40
11	Generator 50 KVA brand new Perkins / Volvo diesel generator or equivalent with sound proof canopy and battery price.	2	5,000,000.00	10.00
12	Desktop Computers, Intel Corei9,12thGen, 3.4GHz, Cache 8MB, 8core, RAM-32GB	2	500,000.00	1.00
13	LED touch screens 24 to 30 inches, 16:9 aspect ratio, 1920 x 1080, HDMI&VGA	2	150,000.00	0.30
14	Office Furniture for Admin Block, Corporate	LS	50,000,000.00	50.00

	Meeting Hall, Research Centre, Information Centre & Offices of Wildlife Staff			
15	Kitchen utensils and accessories for office	LS	500,000.00	0.50
16	Simple Binoculars + Night vision	2	100,000.00	0.20
17	Binoculars	2	150,000.00	0.30
18	Large Nets for Capturing Animals	3	333,333.00	1.00
19	Photocopier	1	300,000.00	0.30
20	Color Printer HP latest model or equivalent.	1	200,000.00	0.20
21	Multimedia Projector (2500 Lumens) with Screen latest model	1	1,000,000.00	1.00
22	Motion Detector Cameras	5	66,667.00	0.33
23	Binoculars (Nikon) (16 x 50) or equivalent	5	100,000.00	0.50
24	Spotting Scope 80x60 or higher resolution with tripod stand.	1	1,000,000.00	1.00
25	Photography Equipment's	LS	2,000,000.00	2.00
26	Refrigerators	2	250,000.00	0.50
27	Single Door Refrigerator	1	333,333.00	0.33
28	Microwave Oven	5	100,000.00	0.50
29	Bush Cutter i/c all accessories	5	100,000.00	0.50
30	Search Lights & Safety dress / gears & misc. Safety Equipment's	6	166,667.00	1.00
31	Outdoor Public Water Dispenser	5	300,000.00	1.50
32	Electrician Tool Kit i/c all accessories	1	200,000.00	0.20
33	Welding Plant	1	500,000.00	0.50
34	Wheel Chairs	30	120,000.00	3.60
	Total "A"			97.05
	UCHALI-WETLAND "B"			
1	Drone Cameras 12mp	2	500,000.00	1.00
2	Walky-talky sets with accessories (01 No for vehicle with accessories).	15	100,000.00	1.50
3	Generator 6KV with dual fuel system, Fuel Tank 18 Lit, Average 1 L/45 min, output 220 V , Frequency 50~60 Hz.	1	1,800,000.00	1.80
4	Simple Binoculars + Night vision	2	100,000.00	0.20
5	Binoculars	2	150,000.00	0.30
6	Bush Cutter i/c all accessories	5	100,000.00	0.50
7	Search Lights & Safety dress / gears & mics. Safety Equipment's	6	166,667.00	1.00
8	Outdoor Public Water Dispenser	3	300,000.00	0.90
9	Electrician Tool Kit i/c all accessories	1	200,000.00	0.20
10	Wheel Chairs	10	50,000.00	0.50
	Total "B"			7.9
	CHASMA-WETLAND "C"			
1	Drone Cameras 12mp	2	500,000.00	1.00
2	Walky-talky sets with accessories (01 No for vehicle with accessories).	15	100,000.00	1.50
3	Generator 6KV with dual fuel system, Fuel Tank 18 Lit, Average 1 L/45 min, output 220 V , Frequency 50~60 Hz.	1	1,800,000.00	1.80

4	Simple Binoculars + Night vision	2	100,000.00	0.20
5	Binoculars	2	150,000.00	0.30
6	Bush Cutter i/c all accessories	5	100,000.00	0.50
7	Search Lights & Safety dress / gears & mics. Safety Equipment's	6	166,667.00	1.00
8	Outdoor Public Water Dispenser	3	300,000.00	0.90
9	Electrician Tool Kit i/c all accessories	1	200,000.00	0.20
10	Wheel Chairs	10	50,000.00	0.50
11	Fiberglass 8 seats Speed Boat. Size(L*W*H), 520*170*80cm	2	10,000,000.00	20.00
Total "C"				27.9
GRAND TOTAL (A+B+C)				132.85

iii. TRANSPORT

Rs. In Million

Sr. #	Description	Qty. (Nos.)	Per Unit Cost (Rs.)	Total Cost
CHANGA MANGA				
1	4x4 Jeep 2.0 L (2000 CC Engine Type Petrol/Single Turbo Charger/4 Cylinders, Inline Cylinder Configuration, 6000 RPM torque 3210 NM @ 4500 RPM Max Speed 240 Km/H Soft Top Convertible.	5	14,030,060.00	70.150
2	Purchase of New Electric Tram New Electric Tram Purchase. (i) Construction of New Tram Track-10 Km Long. (ii) Electric Tram Charging Station.	1	989,000,000.00	989.000
3	Motorcycles E-bikes	8	650,000.00	5.200
4	Electric Vehicles	5	10,000,000.00	50.00
Total Changa Manga				1,114.35
UCHALI-WETLAND				
1	Motorcycles (125 CC)	2	500,000.00	1.00
CHASMA-WETLAND				
1	Motorcycles (125 CC)	2	500,000.00	1.00
Grand Total				1,116.35

iv. COST OF ESTABLISHMENT

Rs. in million

Sr. #	Name of Post	PPS	No. of Posts	Gross Monthly Salary	Total Cost
CHANGA MANGA "A"					
1	Senior Manager Wildlife	PPS-08	1	0.300	3.600
2	Security Manager	PPS-07	1	0.250	3.000
3	Manager, Experience Development	PPS-07	1	0.250	3.000
4	Manager Horticulture	PPS-07	1	0.250	3.000
5	Manager Administration	PPS-07	1	0.250	3.000
6	IT Support Specialist	PPS-07	1	0.250	3.000
7	Assistant Manager Administration	PPS-06	1	0.150	1.800

8	Document Controller	PPS-06	1	0.150	1.800
9	Animal Keeper	PPS-05	4	0.100	4.800
10	Wildlife Guide	PPS-05	5	0.100	6.000
11	Electrician	PPS-05	1	0.100	1.200
12	EV Captain	PPS-04	11	0.080	10.560
13	Tram Driver	PPS-04	3	0.080	2.880
14	Welder	PPS-04	1	0.080	0.960
15	Office Attendant	PPS-02	1	0.050	0.600
16	Gardener	PPS-02	8	0.050	4.800
17	Guard	PPS-02	12	0.050	7.200
18	Janitor	PPS-02	5	0.050	3.000
Sub-Total:			59	-	64.200
HR POSITIONS FOR RESEARCH CENTER					
1	Senior Scientific Officer	PPS-09	1	0.400	4.800
2	Biodiversity Specialist	PPS-08	1	0.300	3.600
3	Geneticist	PPS-08	1	0.300	3.600
4	Microbial Data Analyst	PPS-08	1	0.300	3.600
5	Plant Biologist	PPS-08	1	0.300	3.600
6	Plant Biotechnologist	PPS-08	1	0.300	3.600
7	Research Collaboration Coordinator	PPS-08	1	0.300	3.600
8	IT Support Specialist	PPS-07	1	0.200	2.400
9	Geospatial Analyst	PPS-07	1	0.200	2.400
10	Lab Technician	PPS-06	2	0.140	3.360
Sub-Total:			11		34.560
Total "A"			70		98.760
CHASHMA "B"					
1	Senior Manager Wildlife	PPS-08	1	0.300	3.600
2	Security Manager	PPS-07	1	0.250	3.000
3	Manager Administration	PPS-07	1	0.250	3.000
4	IT Support Specialist	PPS-07	1	0.250	3.000
5	Document Controller	PPS-06	1	0.150	1.800
6	Electrician	PPS-05	1	0.100	1.200
7	Office Attendant	PPS-02	1	0.050	0.600
8	Gardener	PPS-02	2	0.050	1.200
9	Guard	PPS-02	6	0.050	3.600
10	Janitor	PPS-02	3	0.050	1.800
Total "B"			18		22.800
UCHALI "C"					
1	Senior Manager Wildlife	PPS-08	1	0.300	3.600
2	Security Manager	PPS-07	1	0.250	3.000
3	Manager Administration	PPS-07	1	0.250	3.000
4	IT Support Specialist	PPS-07	1	0.250	3.000
5	Document Controller	PPS-06	1	0.150	1.800
6	Electrician	PPS-05	1	0.100	1.200
7	Office Attendant	PPS-02	1	0.050	0.600
8	Gardener	PPS-02	2	0.050	1.200

9	Guard	PPS-02	5	0.050	3.000
10	Janitor	PPS-02	3	0.050	1.800
			Total "C"	17	22.200
GRAND TOTAL (A+B+C)				105	143.760

Detail of selection criteria is as under:

Amount in Rs.

Note: HR will be required in 2nd year of the project.

Sr. #	Name of Post	PPS	No. of Post	2 nd Year Per Month Salary (2025-26)	Criteria for selection
Changa Manga					
1	Senior Manager Wildlife	PPS-08	1	300,000	<ul style="list-style-type: none"> MS/M.Phil. Degree in Zoology, wildlife management, Ecology, or related field Minimum 10 years of experience in wildlife management or conservation of experience in wildlife management or conservation Age Limit: 40 years
2	Security Manager	PPS-07	1	250,000	<ul style="list-style-type: none"> Retired Army Official Minimum 10 years of experience in security operations Age Limit: 40 years
3	Manager, Experience Development	PPS-07	1	250,000	<ul style="list-style-type: none"> Minimum 16 years' education in Tourism, Hospitality or relevant field Minimum 10 years of relevant experience in tourism or visitor management Age Limit: 40 years
4	Manager Horticulture	PPS-07	1	250,000	<ul style="list-style-type: none"> Minimum 16 years' education in Horticulture or Botany or relevant field Minimum 10 years of experience in landscape management or park development Age Limit: 40 years
5	Manager Administration	PPS-07	1	250,000	<ul style="list-style-type: none"> Minimum 16 years' education in Business Administration, Management or relevant field Minimum 10 years of experience in administrative management Age Limit: 40 years
6	IT Support Specialist	PPS-07	1	250,000	<ul style="list-style-type: none"> Minimum 16 years' education in Information Technology, Computer Science, or related field Minimum 10 years of experience in IT support and systems administration Experience with network management Age Limit: 35 years
7	Assistant Manager Administration	PPS-06	1	150,000	<ul style="list-style-type: none"> Minimum 16 years' education in Business Administration Management or relevant field Minimum 05 years of experience in administrative roles Age Limit: 35 years
8	Document Controller	PPS-06	1	150,000	<ul style="list-style-type: none"> Minimum 16 years' education in relevant field At-least 05 years' relevant post qualification experience Age Limit: 35 years
9	Animal Keeper	PPS-05	4	100,000	<ul style="list-style-type: none"> Intermediate (12 years of education) with training in animal handling

Sr. #	Name of Post	PPS	No. of Post	2 nd Year Per Month Salary (2025-26)	Criteria for selection
					<ul style="list-style-type: none"> • Minimum 03 years of experience in animal care, preferably in a park or zoo • Age Limit: 30 years
10	Wildlife Guide	PPS-05	5	100,000	<ul style="list-style-type: none"> • Minimum 12 years of education with Wildlife-related training • Minimum 03 years of experience as a wildlife guide or naturalist • Age Limit: 30 years
11	Electrician	PPS-05	1	100,000	<ul style="list-style-type: none"> • Matric with certificate of electrician from a recognized Technical Training Institute • Minimum 03 years of experience in electrical maintenance • Age Limit: 30 years
12	EV Captain	PPS-04	11	80,000	<ul style="list-style-type: none"> • Matric (10 years of education) with valid driving license • Minimum 03 years of experience in driving electric vehicles • Age Limit: 30 years
13	Tram Driver	PPS-04	3	80,000	<ul style="list-style-type: none"> • Matric (10 years of education) with valid driving license • Minimum 03 years of relevant experience • Age Limit: 30 years
14	Welder	PPS-04	1	80,000	<ul style="list-style-type: none"> • Certificate or Diploma in Welding from recognized institute • Minimum 03 years of experience in welding, preferably in structural projects • Age Limit: 30 years
15	Office Attendant	PPS-02	1	50,000	<ul style="list-style-type: none"> • Primary education • Minimum 02 years of experience • Age Limit: 25 years
16	Gardener	PPS-02	8	50,000	<ul style="list-style-type: none"> • Primary education with gardening knowledge • Minimum 02 years of experience in gardening or horticulture work • Age Limit: 30 years
17	Guard	PPS-02	12	50,000	<ul style="list-style-type: none"> • At least Middle. The matric degree holders will get added advantage • Minimum 02 years of experience in security or related roles • Age Limit: 30 years
18	Janitor	PPS-02	5	50,000	<ul style="list-style-type: none"> • Primary education • Minimum 02 years of experience in cleaning or maintenance work • Age Limit: 25 years
Research Center (Changa Manga)					
1	Senior Scientific Officer	PPS-09	1	400,000	<ul style="list-style-type: none"> • PhD in Zoology, Wildlife, Ecology, Veterinary Sciences or relevant field. • Minimum 10 years of experience in the relevant field. • Minimum 05 research publications in the field of wildlife • Age Limit: 40 years
2	Biodiversity Specialist	PPS-08	1	300,000	<ul style="list-style-type: none"> • MS/M.Phil. degree in Zoology, Wildlife, Ecology, or related field

Sr. #	Name of Post	PPS	No. of Post	2 nd Year Per Month Salary (2025-26)	Criteria for selection
					<ul style="list-style-type: none"> • Minimum 10 years of experience in biodiversity assessment and conservation. Experienced and strong understanding in managing databases and field surveys. • Age Limit: 35 years
3	Geneticist	PPS-08	1	300,000	<ul style="list-style-type: none"> • MS/M.Phil. degree in Zoology, Genetics, DVM, Molecular Biology, or related field • Minimum 10 years of experience in genetic research and conservation genetics. Candidates with publications in international peer reviewed journals will be preferred. Experience with genetic analysis software. • Age Limit: 35 years
4	Microbial Data Analyst	PPS-08	1	300,000	<ul style="list-style-type: none"> • MS/M.Phil. degree in Zoology, Ecology, DVM, Microbiology, Parasitology or related field • Minimum 10 years of experience in data analysis, lab techniques with a focus on biological data, specifically in parasitology and microbiology. • Age Limit: 35 years
5	Plant Biologist	PPS-08	1	300,000	<ul style="list-style-type: none"> • MS/M.Phil. degree in Botany, Ecology, or related field • Minimum 10 years of experience in botanical research or taxonomy • Age Limit: 35 years
6	Plant Biotechnologist	PPS-08	1	300,000	<ul style="list-style-type: none"> • MS/M.Phil. degree in Botany, Biotechnology, Ecology, or related field • Minimum 10 years of experience in tissue culture, genetic transformation, or molecular techniques. • Age Limit: 35 years
7	Research Collaboration Coordinator	PPS-08	1	300,000	<ul style="list-style-type: none"> • MS/M.Phil degree in Wildlife, Zoology, Botany, Ecology, Environmental Science, or a related field. • Minimum 10 years of experience in research coordination, grant writing, or academic collaboration. • Age Limit: 30 years
8	IT Support Specialist	PPS-07	1	200,000	<ul style="list-style-type: none"> • Minimum 16 years' education in Information Technology, Computer Science, or related field • Minimum 10 years of experience in IT support and systems administration Experience with network management • Age Limit: 30 years
9	Geospatial Analyst	PPS-07	1	200,000	<ul style="list-style-type: none"> • Master's degree in Geography, Environmental Science, Earth Science, Geospatial Science, Ecology, or related field • Minimum 10 years of experience in GIS, remote sensing, and spatial data analysis. Basic understanding of biodiversity. • Age Limit: 30 years
10	Lab Technician	PPS-06	2	140,000	<ul style="list-style-type: none"> • Basic education or relevant experience in field or lab work. • Minimum 05 years of relevant experience. • Age Limit: 25 years
Chashma					

Sr. #	Name of Post	PPS	No. of Post	2 nd Year Per Month Salary (2025-26)	Criteria for selection
1	Senior Manager Wildlife	PPS-08	1	300,000	<ul style="list-style-type: none"> MS/M.Phil. Degree in Zoology, wildlife management, Ecology, or related field Minimum 10 years of experience in wildlife management or conservation Age Limit: 40 years
2	Security Manager	PPS-07	1	250,000	<ul style="list-style-type: none"> Retired Army Official Minimum 10 years of experience in security operations Age Limit: 40 years
3	Manager Administration	PPS-07	1	250,000	<ul style="list-style-type: none"> Minimum 16 years' education in Business Administration, Management or relevant field Minimum 10 years of experience in administrative management Age Limit: 40 years
4	IT Support Specialist	PPS-07	1	250,000	<ul style="list-style-type: none"> Minimum 16 years' education in Information Technology, Computer Science, or related field Minimum 10 years of experience in IT support and systems administration. Experience with network management Age Limit: 35 years
5	Document Controller	PPS-06	1	150,000	<ul style="list-style-type: none"> Minimum 16 years' education in relevant field At-least 05 years' relevant post qualification experience Age Limit: 35 years
6	Electrician	PPS-05	1	100,000	<ul style="list-style-type: none"> Matric with certificate of electrician from a recognized Technical Training Institute Minimum 03 years of experience in electrical maintenance Age Limit: 30 years
7	Office Attendant	PPS-02	1	50,000	<ul style="list-style-type: none"> Primary education Minimum 02 years of experience Age Limit: 25 years
8	Gardener	PPS-02	2	50,000	<ul style="list-style-type: none"> Primary education with gardening knowledge Minimum 02 years of experience in gardening or horticulture work Age Limit: 30 years
9	Guard	PPS-02	6	50,000	<ul style="list-style-type: none"> At least Middle. The matric degree holders will get added advantage Minimum 02 years of experience in security or related roles Age Limit: 30 years
10	Janitor	PPS-02	3	50,000	<ul style="list-style-type: none"> Primary education Minimum 02 years of experience in cleaning or maintenance work Age Limit: 25 years
Uchali					
1	Senior Manager Wildlife	PPS-08	1	300,000	<ul style="list-style-type: none"> MS/M.Phil. Degree in Zoology, wildlife management, Ecology, or related field Minimum 10 years of experience in wildlife management or conservation Age Limit: 40 years

Sr. #	Name of Post	PPS	No. of Post	2 nd Year Per Month Salary (2025-26)	Criteria for selection
2	Security Manager	PPS-07	1	250,000	<ul style="list-style-type: none"> Retired Army Official Minimum 10 years of experience in security operations Age Limit: 40 years
3	Manager Administration	PPS-07	1	250,000	<ul style="list-style-type: none"> Minimum 16 years' education in Business Administration, Management or relevant field Minimum 10 years of experience in administrative management Age Limit: 40 years
4	IT Support Specialist	PPS-07	1	250,000	<ul style="list-style-type: none"> Minimum 16 years' education in Information Technology, Computer Science, or related field Minimum 10 years of experience in IT support and systems administration. Experience with network management Age Limit: 35 years
5	Document Controller	PPS-06	1	150,000	<ul style="list-style-type: none"> Minimum 16 years' education in relevant field. At-least 05 years' relevant post qualification experience Age Limit: 35 years
6	Electrician	PPS-05	1	100,000	<ul style="list-style-type: none"> Matric with certificate of electrician from a recognized Technical Training Institute Minimum 03 years of experience in electrical maintenance Age Limit: 30 years
7	Office Attendant	PPS-02	1	50,000	<ul style="list-style-type: none"> Primary education Minimum 02 years of experience Age Limit: 25 years
8	Gardener	PPS-02	2	50,000	<ul style="list-style-type: none"> Primary education with gardening knowledge Minimum 02 years of experience in gardening or horticulture work Age Limit: 30 years
9	Guard	PPS-02	5	50,000	<ul style="list-style-type: none"> At least Middle. The matric degree holders will get added advantage Minimum 02 years of experience in security or related roles Age Limit: 30 years
10	Janitor	02	3	50,000	<ul style="list-style-type: none"> Primary education Minimum 02 years of experience in cleaning or maintenance work Age Limit: 25 years

v. COMMODITIES & SERVICES

		Rs. In Million
Sr. #	Item	Total Cost
	CHANGA MANGA "A"	
1.	Holding of Seminars, Trainings & field visits	10.000
2.	Cost of Feed for Animals / Birds	25.000
3.	Cost of Chemical and Medicines	5.000

4.	Electricity charges	29.000
5.	P.O.L. charges	2.500
6.	Rate & Taxes	14.500
7.	T.A (L.S)	8.000
8.	Stationary Charges	4.000
9.	Printing & Publications (L.S)	14.000
10.	Transport (Repair)	5.000
11.	Sui Gas Charges	7.000
12.	Publicity and Advertisement Charges	76.000
13.	Community Engagement and Marketing	20.000
14.	Signage & Branding	128.000
15.	Plantation for the Botanical Green House	100.000
16.	Horticulture and Landscaping as per approved Design.	25.000
17.	Purchase of Printing material for E-Ticketing.	11.000
18.	Others / Unforeseen	10.000
19.	Awareness Campaign	9.000
20.	Provision of Sculptures in General Areas	150.000
21.	Content Creation	60.000
22.	Purchase of Wildlife Animals & Birds	350.000
23.	Hiring for provision of Solid Waste Management Services including Labor, Material and Equipment	45.000
24.	Operation and Maintenance Manual	5.000
	Total "A"	1113.000
	UCHALI "B"	
1.	Electricity charges	1.000
2.	Rate & Taxes	2.000
3.	T.A (L.S)	1.000
4.	Printing & Publications (L.S)	2.000
5.	Sui Gas Charges	0.600
6.	Publicity and advertisement charges	4.000
7.	Community Engagement and Marketing	3.000
8.	Signage & Branding	40.000
9.	Plantation of Ornamental Plants along Road and Pathways	2.000
10.	Purchase of Printing material for E-Ticketing.	3.000
11.	Others / Unforeseen	1.000
12.	Provision of Sculptures in General Areas	95.000
13.	Awareness Campaign	3.000
14.	Acquisition of Land for Uchali (120 Kanals)	293.990
15.	Hiring for provision of Solid Waste Management Services including Labor, Material and Equipment	15.000
16.	Operation and Maintenance Manual	5.000
17.	Habitat Management and Conservation	20.000
18.	Geofencing and Messaging Campaign Services	25.000
	Total "B"	516.590
	CHASHMA "C"	
1.	Electricity charges	1.000
2.	Rate & Taxes	4.000
3.	T.A (L.S)	2.000
4.	Printing & Publications (L.S)	4.000

5.	Sui Gas Charges	1.000
6.	Publicity and advertisement charges	3.000
7.	Signage	60.000
8.	Plantation of Ornamental Plants along Road and Pathways	4.000
9.	Purchase of Printing material for E-Ticketing.	3.000
10.	Others / Unforeseen	2.000
11.	Community Engagement and Marketing	3.000
12.	Provision of Sculptures in General Areas	100.000
13.	Awareness Campaign	3.000
14.	Acquisition of Land for Chashma (90 Kanals, 5 Marla)	102.890
15.	Hiring for provision of Solid Waste Management Services including Labor, Material and Equipment	20.000
16.	Operation and Maintenance Manual	5.000
17.	Geofencing and Messaging Campaign Services	25.000
	Total "C"	342.890
1	Consultancy at 1% of total cost of appendix 3 and 5 (Document preparation, Specification finalization, evaluations etc.) "D"	32.217
	Total (A+B+C+D)	2004.697

13. MONITORING & EVALUATION PLAN

The regular monitoring of the project during the implementation phase will be conducted by the PM&E wing of the Wildlife Department, while the evaluation of the project will be done by the Directorate General Monitoring & Evaluation.

14. MANAGEMENT STRUCTURE AND MAN POWER REQUIREMENT

Director General, Wildlife & Parks, Punjab being Head of Department will be the overall incharge of the project during its implementation. The Project Director PMU, Wildlife & Parks Department shall be the Project incharge and responsible for its implementation.

PART-B

15. DELIBERATIONS OF PRE-PDWP MEETING:

FW&F Department submitted the PC-I of the scheme at a total cost of Rs. 8,793.025 million with gestation period of 24 months (till June 2026) on 03.04.2025. Pre-PDWP meeting was held on 17.04.2025 under the chairmanship of Secretary P&D Board / Member (Env. & CC.), P&D Board, duly attended by representatives of Forestry, Wildlife & Fisheries Department, Finance Department, Urban Unit, representatives from Consultancy, Energy, IT and Technical sections of P&D Board. 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 name of the scheme printed in ADP 2024-25 is "Master Planning and Implementation for Eco-	Referring to the meeting held with senior minister on 20th Mar, 2025, Secretary P&D recommended to	AD to initiate a summary for approval of

	Tourism at Changa Manga Wildlife Reserve, Lal Suhanra National Park, Wetlands and Protected Areas in Punjab” whereas the name of the scheme in the submitted PC-I is “Eco-Tourism at Changa Manga and Wetlands, Uchhali & Chashma”. AD to clarify the change in name of the scheme and also to initiate a summary for approval of Cabinet regarding change in nomenclature.	change the name as "Eco-Tourism at Changa Manga and Wetlands, Uchhali & Chashma".	provincial cabinet to change the nomenclature of the scheme.
2	No committee has been proposed in the PC-I to oversee the progress of the project.	Refer to page 23, section 12.4 and section 13.	Noted. A Project Steering Committee be included in the PC-I to oversee its execution.
3	A ‘Digital Communication Hub for the Wildlife Department’, having a post of ‘Content Creator’ has already been established in the Wildlife Department through another scheme titled “Archives and Wildlife Resource Management System in Punjab”. AD has kept Rs. 60.00 million for ‘Content Creation’ under this scheme. AD may clarify the need of separate ‘Content Creation’.	These charges of 60 Million are kept for voice overs and other digital media displays. Details can be shared accordingly.	Noted
4	AD to justify the procurement of following vehicles: a. Electric vehicles = 05 No @ Rs.50.00 million b. Jeep (4x4) = 05 nos. @ Rs. 70.15 million c. Motorcycles E-bikes = 05 nos. @ Rs.5.20 million d. Motorcycles = 04 nos. @ Rs.2.00 million	a. Electric Vehicles in Changa Manga are kept for transportation of visitors specifically for eco-lodges and pods guests from Parking to lodges and pods. b. Jeeps are kept for Jeep Safar c. E- Bikes are kept in Changa Manga for animal keepers, wildlife staff and security staff. d. 04 motorcycles are kept in Uchali and Chashma for security.	The approval of vehicles is placed before PDWP for approval / consideration
5	AD to justify the provision of following items: a. Geo-fencing and Messaging Campaign Services @ Rs. 50 million b. Operation and Maintenance Manual @ Rs. 15 million	a. To disseminate information about wildlife ecotourism facilities to people passing by it to attract public to visit the site b. There are certain dos and don'ts for ecotourism sites, which needs to be rigorously implemented. For this purpose	Noted

	<p>c. Hiring for provision of Solid Waste Management Services including Labour, Material and Equipment @ Rs. 80.00 million.</p> <p>d. Habitat Management and Conservation @ Rs. 20.00 million</p>	<p>manuals are to be developed for guidance of staff as well as visitors</p> <p>c. These services are proposed in order to maintain the hygiene and sustainability of ecotourism site as per international best practices. Solid waste management plan is to designed by environmental consultancy firm which will be hired at post project approval stage along with the other design and survey consultants hiring.</p>	
6	ToRs be get cleared from Consultancy section of P&DB.	Detailed TORs have been annexed. However, separate copy of TORs will also be submitted to consultancy wing for vetting.	Clearance / vetting from Consultancy section P&D Board is required.
7	Detail of 'Complete IT works' @ Rs. 650.72 million under 'Civil' work may be provided.	Already provided in submitted BOQs. However, it can be provided separately for ready reference.	Clearance / vetting from IT section P&D Board is required.
8	The estimated cost printed in ADP 2024-25 of the scheme is Rs. 1,500 million whereas AD has submitted the PC-I at a cost of Rs. 8,793.025 million. AD to justify the same.	At the time when the scheme was conceived, there was no design available. Cost has been changed as of now. Detailed master planning and component wise planning has now been done .i.e., why the cost has been increased.	Noted
9	As per P&D Board's letter 02.09.2019, feasibility study of projects costing Rs. 1,000 million & above be submitted to P&DB along with PC-I. AD to clarify whether any feasibility study has been carried out for this project or not.	Noted for compliance. Feasibility report shall be provided.	Noted
10	AD to justify the acquisition of land on following areas: a) Uchhali (120 Kanals) @ Rs. 293.99 million b) Chashma (90 Kanals & 5 Marlas) @ Rs. 102.89 million	In Uchali and Chashma, Land acquisition is required for eco-lodges, pods, parking and allied area development.	Noted
11	AD to justify the following Consultancies: a. Under Civil work @ Rs. 105.791 million (incl. Design consultancy & Resident supervision consultancy) b. Under Commodities & Services @ Rs. 32.217 million (Consultancy	<p>a. These consultancy charges are for Design & Survey Consultancy and Resident Supervision Consultancy.</p> <p>B. These consultancy charges are for mainly tram, tram track and its installation consultancy and</p>	Noted

	at 1% of total cost of appendix 3 and 5 (Document preparation, Specification finalization, evaluations etc.)	procurement of other services mentioned in Appendix 3 & 5.	
12	Per unit cost of wheel chair proposed at Changa Manga is Rs. 120,000/- whereas per unit cost of wheel chair proposed for other two sites is Rs. 50,000/-. AD to justify the difference is unit cost of same item.	Wheel chairs in changa manga are electric wheel chairs while the wheel chairs proposed in Uchali and Chashma are manual wheel chairs.	Noted
13	Detail of 'Sculptures' @ Rs. 345 million is not provided in the PC-I.	Details to be annexed. Cost is also reconsidered and is rationalised from 345 Million to 295 million.	Noted
14	Detail of 'Purchase of Wildlife Animals & Birds' @ Rs. 350 million is not provided in the PC-I	Details to be annexed	Noted
15	AD to clarify the need of different types of binoculars proposed in the scheme.	Different types of binoculars have been proposed among which some high ended binoculars will be installed at Watch towers for animal viewing by tourists and others will be provided to the wildlife staff for security purposes.	Noted
16	AD to justify the provision of both solar and generator.	Generator has been proposed for critical backup supply whereas, solar has been proposed to substantiate stance of green energy and validate the ecotourism concepts. Moreover, solar will also cater energy needs of the project in self sustained way.	Noted
17	Detail of 'Photography Equipment's' @ Rs. 2.00 million is not provided in the PC-I.	Details to be annexed (Annexure C).	Noted
18	Per unit cost of microwave oven i.e. Rs. 100,000/- is on higher side and needs to be rationalized.	Noted for compliance and cost is rationalised to PKR. 50,000.	Noted.
19	Following items need to be justified and rationalized: a. Publicity and Advertisement Charges @ Rs. 76 million (Changa Manga) b. Community Engagement and Marketing @ Rs. 26 million c. Signage & Branding @ Rs. 228 million d. Plantation for the Botanical Green House @ Rs. 100 million	a. Publicity and advertisement are forms of promotion to increase brand awareness, enhance reputation and build positive/long term images. This will include television commercials, print ads, online banners and public relation campaign. Sponsor has planned to create a world class eco-tourism facility here. This is mandatory to provide the information regarding this to people for visiting the sites. The cost of Publicity and Advertisement has been rationalized and reduced to Rs. 66.00 Million	Noted

b. Community Engagement:

- **Community outreach programs:** Organize workshops, meetings, and events to engage with local communities, promote ecotourism, and raise awareness about conservation.
- **Stakeholder engagement:** Collaborate with local stakeholders, including community leaders, schools, and businesses, to promote ecotourism and conservation.
- **Capacity building:** Provide training and capacity-building programs for local communities to develop skills in ecotourism management, conservation, and entrepreneurship.
- **Community-based tourism initiatives:** Support community-based tourism initiatives, such as guided tours, and local crafts, to promote sustainable livelihoods.
- **Education and awareness programs:** Develop and implement education and awareness programs for local communities, schools, and tourists to promote conservation and responsible tourism practices.

The Community Engagement and Marketing component will majorly focus on empowering local residents by actively involving them in ecotourism services and promoting their role as key stakeholders in the conservation economy. This will include locals to become eco-tour guides, handicraft producers, and sustainable food vendors, creating employment opportunities while enhancing visitor experience. **However, the cost has been rationalized to Rs. 20 Million.**

c. **Signage** is crucial as it creates a visual representation and conveying its overall aesthetics and effective signage captures attention and help in reaching wider audience. It creates a pivotal role in creating a unique and memorable identity to promote and raise awareness of the activities. Furthermore, signage helps in guiding tourists to visit site more efficiently and effectively. Signage majorly includes the followings:

1. **Welcome signs:** Attractive entrance signs that introduce the ecotourism site and its unique features.
2. **Informational signs:** Signs that provide information about the site's flora, fauna, geology, and cultural significance.
3. **Directional signs:** Clear signs that direct visitors to different areas of the site, such as trails, viewpoints, or amenities.
4. **Interpretive signs:** Signs that provide

		<p>interactive or educational content, such as exhibits, displays, or QR codes.5. Warning signs: Signs that alert visitors to potential hazards, such as wildlife or terrain. Whereas, Branding majorly includes the followings: 1. Logo: A distinctive logo that represents the ecotourism site or brand, incorporating elements of Punjab's natural heritage.2. Colour scheme: A consistent colour scheme that reflects the site's natural surroundings and brand identity.3. Typography: A clear and readable typography that is used consistently across all signage and marketing materials. However, the cost has been rationalised to Rs. 200 Million.</p> <p>d. Greenhouses enable the cultivation of a wide range of plants and can play a role in plant conservation efforts. Botanical gardens featuring greenhouses are often attractive spaces that provide beauty and relaxation for visitors. Due to the specialized nature of the plants and their needs, this cost of 100 million is estimated. However, the cost has been rationalised to 80 million.</p>	
21	<p>Rs. 26 million under 'Community Engagement & Marketing' and Rs. 15 million under 'Awareness Campaign' has been allocated by AD. However, the purpose of both is to create awareness among public/locals. AD to justify the need of both.</p>	<p>As part of the awareness campaign in Changa Manga Forest, a series of interactive conservation seminars, biodiversity conservation trainings, and educational webinars will be organized to engage a wide audience, including students, teachers, and community members. The campaign will also include targeted school and community outreach programs, promoting understanding of the ecological significance of Changa Manga, its unique biodiversity, and the role of local communities in sustainable ecotourism.</p> <p>This component will focus on empowering local residents by actively involving them in ecotourism services and promoting their role as key stakeholders in the conservation economy. This includes skill-building workshops for locals to become eco-tour guides, handicraft producers, and sustainable food vendors, creating employment opportunities while enhancing visitor experience. However, the cost of 'Community Engagement & Marketing' has been rationalized to Rs. 20 Million</p>	Noted

21	Cost estimates of civil work are not vetted by the competent authority.	Noted for compliance.	Noted
22	Does department have any data about the exact No. of wildlife species in proposed areas. If any, make them part of the PC-I and give predicted increase in their numbers for better evaluation of the project.		
23	AD may share the no. of tourists currently visiting proposed sites and give estimated increase in their nos. in post completed project scenario.	Noted for compliance. For Changa Manga expected visitors are 300,000 per year. For Uchali 100,000 and for Chashma 100,000 per Year	Noted
24	What would be the financial outcomes of the project in terms of financial returns after spending Rs.8,793.025 million?	Economic analysis have already been provided whereas, it is pertinent to mention that such ecotourism projects are meant for public facilitation and recreation and cannot be measured in terms of financial sustainability.	Noted
25	AD to clarify whether Environmental Impact Assessment of the project has been carried out or not.	It will be carried once the Consultant for Design and Survey/Investigations shall be on board.	Noted
Comments of Technical section			
CHANGA MANGA			
26	The PC-I is not technically vetted by the by the department and deemed necessary.	Technical sanction by the department is only due once the detailed design is available. This is just the concept stage design and PC-I is submitted with all required vetting possible at this stage.	Noted
27	It is observed that a development scheme titled " <u>Establishment of Deer Safari & Improvement of Wildlife Park Changa Manga</u> " has already completed in 2020 as provided at pg.10 of PC- I. Also it is observed that maximum scope included in instant scheme of "Changa Manga" needs either maintenance or repair woks of previously constructed Scope. Sponsors may explain.	It's altogether a new project. Only couple of animal enclosures are planned to be rehabilitated to convert these into new and updated animal enclosures. Similarly, existing rail track is to be converted into a brand-new Tram Track. There is a existing toilet block in the general activity zone, which is proposed to be demolished and new toilet blocks are proposed as per submitted master plan.	Noted.
28	Parking of 500 vehicle may be justified along with already existing facility if available. Sponsors may provide increase in visitor's footfall planned & prevailing especially	There is minimal existing parking arrangement. Therefore, a well-planned parking is proposed at two (02) different points based on the expected visitor's foot fall	Noted

	after previous interventions in change Manga as well.	once these proposed interventions / facilities / infrastructures are complete. Economic analysis is attached in PC-I for ready reference.	
29	Provision of main gate may be justified along with pictures of existing facilities already made. Also Provision of 'Eco Tourism Gate' @ lump sum cost of Rs. 10 million in addition to Rs.15million of N.S items may be deliberated.	The existing entrance gate of Changa Manga lacks a welcoming presence and features a basic, outdated design that does not reflect the scale or vision of a modern eco-tourism destination. To address this, a state-of-the-art entrance gate is being proposed to offer a better representation as per international examples that reflects the site's ecological theme. (Annexure C)	Noted
30	There is a provision of research centre in general activity zone. Sponsors may explain this scope and utility of instant research center made under this project in comparison with Bansra Gali's research centre.	The wildlife of Punjab has been divided into two distinct zones for research and conservation purposes. The Bansra Gali Research Centre will serve the Northern Zone, with a primary focus on fauna. In contrast, the Changa Manga Research Centre will cater to the Southern Zone, supporting research on both flora and fauna.	Noted
31	It is observed that residential facility for research centre is also considered. Sponsors may justify the scope.	As per the proposed plan researcher from worldwide will come for research related purposes here, so a boarding lodging facility is pivotal for them to make them stay in a more comfortable environment to concentrate on their task.	Noted
32	There is a provision of mini forest at 36 kanals area, the scope may be further explained.	A mini forest is proposed as a key mitigation measure to address the anticipated carbon footprint resulting from increased visitor activity and infrastructure development at the ecotourism site. It will enhance carbon sequestration, support biodiversity, and align with international ecotourism standards ³ .	Noted.
33	The provision of boundary wall fence taken for 5km may be explain in comparison to existing facility	Noted for compliance. However, this data will only be available at Detailed Design Stage.	Noted

	through pictures & and RD-Wise linear plans.		
34	80mm thick tuff paver for car parking shed area may be rationalized.	60mm thickness is suitable for residential driveways and parking areas with moderate traffic. 80mm thicker option is ideal for areas with heavier vehicular traffic, such as commercial parking lots or streets. In Changa Manga, the introduction of buses and other heavy vehicular activities is planned as part of the site development & operation. Considering standard loadbearing requirements, an 80mm pavement thickness is deemed a suitable and appropriate option to accommodate such traffic.	Noted
35	It is observed that detailed item wise summary of cost estimate on conventional BOQ mode is missing. The same shall be provided.	BOQs are provided along with the PC-I based on concept stage design and specifications on standard BOQ format. However, if more details are required then PMU and Consultant can have a meeting with P&D technical wing to have better clarity required for provision of the same as required.	Noted
36	It is observed that Provision of PRA, Contingency Charges, Consultancy/ Resident Supervision are not included in general summary of capital cost of PC-I and are deemed missing. Sponsors may clarify whether the provision are already taken into detailed account or if otherwise.	PRA, Contingency Charges and Consultancy /Resident Supervision charges are included in Main Abstract of Cost for total sum of all conservancy and works cost. Please see at page no. 31 of submitted PC-I for ready reference. However, if Item/Bill wise calculations are required, same can be incorporated at the same percentages in each Item/Bill.	Noted.
37	Sponsor may provide a comparison of scope already opted under previous scheme vs instant interventions currently made in instant PC-I, along with existing condition of structure/facilities made earlier(entrance gates, cafes, staff housing, electrical	Photographs of the existing facilities have been attached for ready reference (Annexure A). It is evident that the current infrastructure does not meet the standards expected of an ecotourism destination. Ecotourism development follows specific international guidelines	Noted.

	works etc.) to justify current interventions and scope.	and standards ¹ aimed at achieving global recognition and attracting tourists from around the world.	
38	Sponsors may provide data regarding breeding of species as an outcome of earlier Changa Manga scheme completed in 2020 along with financial returns through tourist's footfall at this facility.	Noted for compliance.	Noted
39	It is observed that overall Changa Manga project is sub divided into zones of development works e.g General activity, Safari, adventure, Lake Zone etc. Sponsor's may share master plans of each site (changa Manga, Uchali & Mangla) indicating each zone along with pictorial views of existing facilities in comparison to Planned intervention.	Detailed master plan is appended with PCI, however, separate copies for each are hereby also provided (Annexure B). Noted for Compliance.	Noted
40	There are multiple provision of eatery named as "Main Rrestaurant, Café as well as a floating Restaurant @ 150million." Sponsors may clarify the need of such multiple facilities in comparison to eating spots already prevailing. Area wise maps and site plans may also be provided.	Changa Manga is a vast and unique forest ecosystem spanning several acres. With the proposed development of new facilities, a significant increase in visitor footfall is anticipated. To adequately cater to the needs of these visitors, the establishment of multiple eatery points at strategically distanced locations is essential for different experiences. The main restaurant will provide a comprehensive dining facility for visitors, while the Jungle Café will function as a tuck shop offering basic refreshments. Additionally, the proposed Floating Restaurant will serve as a distinctive feature, offering a unique ambiance and scenic views. It is designed to enhance the overall visitor experience and contribute to international ecotourism standards ² by providing an innovative and environmentally integrated attraction.	Noted.
41	The provision and need of mini village, restroom near fountain &	In order to substantiate the Ecotourism concept and to depict local Punjab culture, Mini Village	Noted.

	restaurant area may also be explained.	has been proposed. Featuring small, immersive setups that reflect traditional village culture to offer visitors a chance to experience local social fabric. The proposed restrooms at both locations are planned to serve their respective zones at full capacity. The restrooms near restaurant will cater to visitors of the amphitheatre, cultural walkway and mini village. Meanwhile, the restrooms near the fountain will serve guests visiting the botanical garden, mini zoo, and those heading toward the safari zone.	
42	Scope of Echolodge & glamping pods may be explained in reference to the visitor's footfalls & tourist activity trends with statistical data. It is observed that the similar model was opted in Safari zoo schemes as well. Sponsors may share lesson learnt of this intervention and data of visitors also. The business models for tuck shops, mini zoo and such lodges as mentioned earlier may also be shared.	All mentioned facilities are planned to be outsourced. Since it is ecotourism site aimed to promote animal conservation, attract foreign tourists and experience development ¹ . Therefore, its comparison with Safari Zoo which is a captive facility is not apt.	Noted
43	The utility and concept of floating restaurant may be explained.	The proposed Floating Restaurant will serve as a distinctive feature, offering a unique ambiance and scenic views. It is designed to enhance the overall visitor experience and contribute to international ecotourism standards ² by providing an innovative and environmentally integrated attraction.	Noted
44	NS items e.g. Artistic cladding using china mesa @ 2150/sft, lump sum provision 20 million for P/F of structure & natural artifices ,PVC panel @2565/sft, wall planks, @1620/sft, Terracotta tiles @	Rate Analysis attached. Noted for compliance.	Noted

¹ UNWTO Guidelines for Sustainable Accommodation in Nature Areas, ISO 21902 (Tourism and Related Services. Accessible Tourism for All)

² Global Sustainable Tourism Criteria (GSTC). GSTC encourages innovative tourism infrastructure that enhances visitor experience while maintaining environmental integrity.

	1350/sft ,granite tile @ 1233/sft may be replaced or rationalized.The approved rate analysis for NS items may also be attached and made part of PC-I.		
45	Under 'Botanical garden provision like Wood work @ 14,365/sft, Sheesham wood flooring @ 2511/sft, imported mortise Handle lock @ 4400/each and lump sum provision @Rs.50M for artifacts may also be rationalized.	Botanical Garden is proposed to be a very high ended botanical garden cum aviary like Internationally implied to attract International tourists. It is planned to be created one of its kind in Punjab. So as per Design and Specifications, high ended and quality equipment have been proposed	Noted,
46	Electrical substation, LT HT panels and solar components may be vetted by Energy Sector P&D board.	Noted for compliance. Design will be submitted to concerned section.	Noted
	Chashma Lake		
47	The technically vetted rough cost estimate is to be made part of PC-I as per rules.	Technical sanction by the department is only due once the detailed design is available. This is just the concept stage design and PC-I is submitted with all required vetting possible at this stage.	Noted
48	The approved rate analysis for N/S items are to be made part of PC-I.	Approved rate analysis can be shared at Detailed Design Stage when the scope and specifications would be available in more details.	Noted
49	The department is to clarify whether the provisions for PRA tax, contingencies and resident supervision have been included in the PC-I.	PRA, Contingency Charges and Consultancy /Resident Supervision charges are included in Main Abstract of Cost for total sum of all conservancy and works cost. Please see at page no. 31 of submitted PC-I for ready reference. However, if Item/Bill wise calculations are required, same can be incorporated at the same percentages in each Item/Bill.	Noted
50	The submitted drawing are to be vetted by the client department ensure transparency, clarity of the scope of work, and accurate estimation of the total cost of the scheme.	Technical sanction by the department is only due once the detailed design is available. This is just the concept stage design and PC-I is submitted with all required vetting possible at this stage.	Noted

51	<p>The subject PC-I includes provisions for two roads: a Link Road connecting D.I. Khan to Gernali Road at an estimated cost of PKR 19.500M, and an Access Road from Gernali Road to the Chashma Eco-Tourism Zone at an estimated cost of PKR 12.000M. The department is requested to clarify whether the proposed Link Road from D.I. Khan to Gernali Road is essential for the project, and to provide details of the existing routes available in the region. The department is to clarify whether this will be executed as deposit work or will department execute this portion themselves. The department's competency in this regard may kindly be clarified</p>	<p>Access to the site is currently provided via the existing Chashma Road, which connects D.I. Khan Road to Garnely Road, covering a total distance of approximately 13 kilometres. Alternatively, a shorter link road, approximately 1 kilometer in length, also connects D.I. Khan Road to Garnely Road, providing a direct route to the site. However, the existing condition of this shorter link road is significantly deteriorated, making it unsuitable for smooth and comfortable travel.</p> <p>In alignment with the project's eco-tourism objectives, the rehabilitation and development of this 1-kilometer link road is proposed. This improved route will reduce travel distance and enhance the overall visitor experience by offering a more convenient approach to the site. A detailed map showing the proposed route and its connectivity to the site is provided in Annexure D.</p> <p>The department does not have any in house competency in this regard. The concerned government department will execute this facility.</p>	Noted
52	<p>All the buildings in the subject PC-I are proposed with frame structures. The department is requested to justify this choice with reference to a geotechnical report, and to consider adopting brick masonry structures where feasible and structurally appropriate.</p>	<p>The proposed structure consists of a composite structural system that includes brick masonry walls, concrete pedestal stubs, and columns up to the plinth level, with a superstructure made of steel and wood, in alignment with the architectural design requirements and the use of environmentally friendly materials. The foundations are planned as load-bearing continuous strip or combined footings, based on soil conditions and the anticipated bearing capacity of 0.5 tsf at the project site.</p>	Noted

53	<p>The Parking Area and Glamping Areas are located within the premises of the park; therefore, the need for a boundary wall does not appear to be necessary, as the controlled nature of the park's internal environment already provides adequate security and demarcation. Accordingly, the provision for "Boundary Fencing of Wildlife Park and Zones where Required" (PKR 21.820) may be deleted.</p>	<p>The boundary wall is necessary to provide a sense of security and privacy for the eco-lodges and pods, deterring unwanted access and offering guests a more private and secluded experience. It also contributes to creating a more tranquil environment for visitors.</p>	Noted																																				
54	<p>The total proposed area for parking 100 cars and 50 motorcycles, measuring 46,452 sq. ft. (237 ft x 196 ft), appears to be excessive. The department is advised to re-evaluate and rationalize this provision in line with standard parking space requirements and actual project needs.</p>	<p>This area is sufficient as per parking standards including parking lots, driving aisles, turning radius, and buffer space.</p>	Noted																																				
55	<p>The subject PC-I includes a lump sum provision titled "Estimated Amount for Non-Schedule & Post Detail Design", which requires further clarification. The department is kindly requested to provide the preliminary design and details which has formed the basis for this provision, as the current allocation lacks sufficient detail. The details of this lump sum provision are as under:</p>	<p>Noted for compliance. BOQ will be reviewed in this regard and will be submitted again.</p>	Noted																																				
	<table border="1"> <thead> <tr> <th data-bbox="315 1329 477 1476">Sr.#</th> <th data-bbox="315 1476 477 1560">Item of Work</th> <th data-bbox="315 1560 477 1728">Civil Cost (PKR)</th> <th data-bbox="315 1728 477 1875">Estimated amount for Non-Schedule & Post Detail Design (PKR)</th> <th data-bbox="315 1875 477 1984">% of Scheduled Civil Cost (PKR)</th> </tr> </thead> <tbody> <tr> <td data-bbox="315 1476 477 1560">1</td> <td data-bbox="315 1560 477 1644">Construction of Toilet Blocks (6+6) Near Parking</td> <td data-bbox="315 1644 477 1728">12,528,037</td> <td data-bbox="315 1728 477 1812">4,271,963</td> <td data-bbox="315 1812 477 1896">34.10%</td> </tr> <tr> <td data-bbox="315 1560 477 1644">2</td> <td data-bbox="315 1644 477 1728">Construction of Toilet Blocks (6+6) Near Restaurant</td> <td data-bbox="315 1728 477 1812">12,528,037</td> <td data-bbox="315 1812 477 1896">4,271,963</td> <td data-bbox="315 1896 477 1984">34.10%</td> </tr> <tr> <td data-bbox="315 1644 477 1728">3</td> <td data-bbox="315 1728 477 1812">Information centre</td> <td data-bbox="315 1812 477 1896">30,381,876</td> <td data-bbox="315 1896 477 1984">19,998,124</td> <td data-bbox="315 1984 477 2068">65.82%</td> </tr> <tr> <td data-bbox="315 1728 477 1812">4</td> <td data-bbox="315 1812 477 1896">Restaurant</td> <td data-bbox="315 1896 477 1984">54,396,748</td> <td data-bbox="315 1984 477 2068">20,003,252</td> <td data-bbox="315 2068 477 2100">36.77%</td> </tr> <tr> <td data-bbox="315 1812 477 1896">5</td> <td data-bbox="315 1896 477 1984">Construction of Eco lodges 3 Single Bed</td> <td data-bbox="315 1984 477 2068">49,566,043</td> <td data-bbox="315 2068 477 2100">7,433,957</td> <td data-bbox="315 2100 477 2100">15.00%</td> </tr> <tr> <td data-bbox="315 1896 477 1984">6</td> <td data-bbox="315 1984 477 2068">Construction of Eco lodges 3 Double Bed</td> <td data-bbox="315 2068 477 2100">49,566,043</td> <td data-bbox="315 2100 477 2100">8,433,957</td> <td data-bbox="315 2100 477 2100">17.02%</td> </tr> </tbody> </table>	Sr.#	Item of Work	Civil Cost (PKR)	Estimated amount for Non-Schedule & Post Detail Design (PKR)	% of Scheduled Civil Cost (PKR)	1	Construction of Toilet Blocks (6+6) Near Parking	12,528,037	4,271,963	34.10%	2	Construction of Toilet Blocks (6+6) Near Restaurant	12,528,037	4,271,963	34.10%	3	Information centre	30,381,876	19,998,124	65.82%	4	Restaurant	54,396,748	20,003,252	36.77%	5	Construction of Eco lodges 3 Single Bed	49,566,043	7,433,957	15.00%	6	Construction of Eco lodges 3 Double Bed	49,566,043	8,433,957	17.02%			
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	Total	20 8,9 66, 78 4	64,413,2 16		
56	The provision of Generators (100kVA & 15kVA) in the building which has solar provision may be justified.			Noted for compliance.	Noted
57	The department is already executing a similar project involving glamping and eco lodges at Safari Zoo, Lahore. It is requested that the department share the lessons learned from that scheme and incorporate relevant insights and best practices into the current project to ensure improved planning and execution.			Since it is an ecotourism site aimed to promote animal conservation, attract foreign tourists and experience development ³ . Therefore, its comparison with Safari Zoo which is a captive facility is not apt.	Noted.
58	Furthermore, an item-wise detailed breakdown of the cost has not been provided in the PC-I. It is mandatory that an item wise breakdown of road along with its alignment be made part of the PC-I. The design may be vetted by the RRMT section of C&W Department. The department is requested to furnish the required details at the earliest for further processing.			It is narrated that item wise breakup of all the components has been provided, whereas BOQ's will be reviewed again for items and break-down will be provided if not given in already submitted case. Noted for compliance.	Noted
59	The PC-I contains several lump sum provisions, which is not acceptable. It is mandatory to provide an item-wise breakdown of all such provisions. The department must furnish the required details without delay to ensure transparency, clarity of the scope of work, and accurate estimation of the total cost of the scheme.			It is narrated that item wise breakup of all the components has been provided, whereas BOQ's will be reviewed again for items and break-down will be provided if not given in already submitted case. Noted for compliance	Noted
60	The use of granite may be replaced with more economical material.			Granite use is very minimal, primarily to highlight natural beauty and ensure durability. Its selective use supports color coordination, ease of maintenance, and upholds the aesthetic and eco-friendly objectives of the site.	Noted.

³ UNWTO Guidelines for Sustainable Accommodation in Nature Areas, ISO 21902 (Tourism and Related Services. Accessible Tourism for All), Global Sustainable Tourism Criteria (GSTC)

61	The provision of generator in may be justified. Considering the critical loads, O&M costs and operational hours.	Noted for compliance.	Noted
62	The provision Air Conditioners is to be moved to revenue component.	Noted for compliance.	Noted
63	The solar energy component titled "Solar Parking for 100 Vehicles and 50 motorcycles" (PKR10.000M) may be sent to energy section for comments.	Noted for compliance. Design will be submitted to concerned section.	Noted
64	Air Conditioners are revenue items and should be reflected in revenue Component	Noted for compliance.	Noted
	Uchhali Lake		
65	The technically vetted rough cost estimate is to be made part of PC-I as per rules.	Technical sanction by the department is only due once the detailed design is available. This is just the concept stage design and PC-I is submitted with all required vetting possible at this stage.	Noted
66	The approved rate analysis for N/S items are to be made part of PC-I.	Noted for compliance.	Noted
67	The department is to clarify whether the provisions for PRA tax, contingencies and resident supervision have been included in the PC-I.	PRA, Contingency Charges and Consultancy /Resident Supervision charges are included in Main Abstract of Cost for total sum of all conservancy and works cost. Please see at page no. 31 of submitted PCI for ready reference. However, if Item/Bill wise calculations are required, same can be incorporated at the same percentages in each Item/Bill.	Noted
68	The submitted drawing are to be vetted by the client department ensure transparency, clarity of the scope of work, and accurate estimation of the total cost of the scheme.	Technical sanction by the department is only due once the detailed design is available. This is just the concept stage design and PC-I is submitted with all required vetting possible at this stage.	Noted
69	A proposed drawing for a parking area at Uchhali Lake, Khushab, measuring 55,221 sq. ft. (237 ft x 233 ft), has been included in the PC-I. However, there is no corresponding cost provision reflected in the rough cost estimate annexed to the PC-I. The	This area is sufficient as per parking standards Including parking lots, driving aisles, turning radius, and buffer space.	Noted

	department is requested to clarify this discrepancy and ensure that all proposed infrastructure components are appropriately accounted for in the cost estimates to maintain consistency and accuracy in project planning.																																										
70	The provision of Generators (100kVA & 15kVA) in the building which has solar provision may be justified.	Two generators, each with a capacity of 50 kVA, are proposed as backup power sources for the ecolodges and glamping pods at both Chashma and Uchali sites. Out of the total capacity, 15 kVA will be allocated for critical backup requirements.	Noted																																								
71	<p>The subject PC-I includes a lump sum provision titled “Estimated Amount for Non-Schedule & Post Detail Design”, which requires further clarification. The department is kindly requested to provide the preliminary design and details which has formed the basis for this provision, as the current allocation lacks sufficient detail. The details of this lump sum provision are as under:</p> <table border="1"> <thead> <tr> <th>S r. #</th> <th>Item of Work</th> <th>Civil Cost (PKR)</th> <th>Estimated amount for Non-Schedule & Post Detail Design (PKR)</th> <th>% of Scheduled Civil Cost (PKR)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Construction of the Craft Bazar</td> <td>4,090,442</td> <td>10,000,000</td> <td>244.47 %</td> </tr> <tr> <td>2</td> <td>Restaurant</td> <td>24,374,658</td> <td>52,125,342</td> <td>213.85 %</td> </tr> <tr> <td>3</td> <td>Construction of Eco lodges Single Bed</td> <td>33,099,124</td> <td>23,900,876</td> <td>72.21 %</td> </tr> <tr> <td>4</td> <td>Construction of Eco lodges Double Bed</td> <td>33,099,124</td> <td>24,900,876</td> <td>75.23 %</td> </tr> <tr> <td>5</td> <td>Construction & Development of the Glamping Pods Single Bed</td> <td>11,667,265</td> <td>18,332,735</td> <td>157.13 %</td> </tr> <tr> <td>6</td> <td>Construction & Development of the Glamping Pods Double Bed</td> <td>14,427,503</td> <td>15,572,497</td> <td>107.94 %</td> </tr> <tr> <td>7</td> <td>Construction And Development</td> <td>5,415,332</td> <td>1,084,668</td> <td>20.03 %</td> </tr> </tbody> </table>	S r. #	Item of Work	Civil Cost (PKR)	Estimated amount for Non-Schedule & Post Detail Design (PKR)	% of Scheduled Civil Cost (PKR)	1	Construction of the Craft Bazar	4,090,442	10,000,000	244.47 %	2	Restaurant	24,374,658	52,125,342	213.85 %	3	Construction of Eco lodges Single Bed	33,099,124	23,900,876	72.21 %	4	Construction of Eco lodges Double Bed	33,099,124	24,900,876	75.23 %	5	Construction & Development of the Glamping Pods Single Bed	11,667,265	18,332,735	157.13 %	6	Construction & Development of the Glamping Pods Double Bed	14,427,503	15,572,497	107.94 %	7	Construction And Development	5,415,332	1,084,668	20.03 %	Noted for compliance. BOQ will be reviewed in this regard and will be submitted again.	Noted
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		of Star Gazing Tower in the Eco Lodges Zone					
	8	Construction And Development of Watch Tower in the Eco Lodges Zone	14,191,420	5,808,580	40.93%		
		Total	140,364,868	151,725,574	108.09%		
72	The department is already executing a similar project involving glamping and eco lodges at Safari Zoo, Lahore. It is requested that the department share the lessons learned from that scheme and incorporate relevant insights and best practices into the current project to ensure improved planning and execution.		Since it is an ecotourism site aimed to promote animal conservation, attract foreign tourists and experience development ⁴ . Therefore, its comparison with Safari Zoo which is a captive facility is not apt.			Noted	
73	The Parking Area And Glamping Areas are located within the premises of the park; therefore, the need for a boundary wall does not appear to be necessary, as the controlled nature of the park's internal environment already provides adequate security and demarcation. Accordingly, the provision for " Boundary Fencing of Wildlife Park and Zones where Required " (PKR 21.820) may be deleted.		The boundary wall is necessary to provide a sense of security and privacy for the eco-lodges and pods, deterring unwanted access and offering guests a more private and secluded experience. It also contributes to creating a more tranquil environment for visitors.			Noted	
74	The PC-I contains several lump sum provisions, which is not acceptable. It is mandatory to provide an item-wise breakdown of all such provisions. The department must furnish the required details without delay to ensure transparency, clarity of the scope of work, and accurate estimation of the total cost of the scheme.		Noted for compliance. Submitted BOQs will be reviewed.			Noted	
75	The use of granite may be replaced with more economical material.		Granite use is very minimal, primarily to highlight natural beauty and ensure durability. Its selective use supports color coordination, ease of			Noted	

⁴ UNWTO Guidelines for Sustainable Accommodation in Nature Areas, ISO 21902 (Tourism and Related Services. Accessible Tourism for All), Global Sustainable Tourism Criteria (GSTC)

		maintenance, and upholds the aesthetic and eco-friendly objectives of the site.	
76	The provision of generator in may be justified. Considering the critical loads, O&M costs and operational hours.	Noted for compliance and load calculations will be submitted.	Noted
77	The provision Air Conditioners is to be moved to revenue component.	Noted for compliance.	Noted
78	The solar energy component titled "Solar Parking for 100 Vehicles and 50 motorcycles" (PKR10.000M) may be sent to energy section for comments.	Noted for compliance.	Noted
79	Air Conditioners are revenue items and should be reflected in Revenue Component.	Noted for compliance.	Noted
80	In the provision titled "Construction and Development of Watch Tower in the Eco Lodges Zone," the rates from MRS 1st Bi-Annual 2025 (01.01.2025 to 30.06.2025) for Murree have been used instead of the applicable rates for Khushab. The department is kindly requested to review and correct this typographical oversight to ensure consistency with the project location.	Noted for compliance.	Noted
Comments of Consultant ID			
Changa Manga			
81	What would be the source for sub-base lead of 30 km for parking?	The design is at concept stage, especially in absence of surveys and investigation this lead of 30km is assumed and is approximate. It will be more appropriate to mark the source of sub-base lead at detail design stage.	Noted
82	60mm tuff pavers may be used for car parking instead of 80mm.	60mm thickness is suitable for residential driveways and parking areas with moderate traffic. 80mm thicker option is ideal for areas with heavier vehicular traffic, such as commercial parking lots or streets. In Changa Manga, the introduction of buses and other heavy vehicular activities is planned as part of the site development & operation.	Noted

		Considering standard load-bearing requirements, an 80mm pavement thickness is deemed a suitable and appropriate option to accommodate such traffic.	
83	Excavated earth may be re-used 100%	It shall be reused based on the quality and suitability of excavated earth/soil.	Noted
84	5% additional quantities may be deleted	Noted for compliance and same will be incorporated in revised BOQs.	Noted
85	What is cost / sft for information centre and other buildings?	It is annexed as Annexure-H	Noted
86	Justification for bamboo bushing for canal may be given.	It is done for following two purposes: 1. To mitigate the canal banks erosion and lateral water seepage. 2. Bamboo Bushing at the Canal has been proposed in order to enhance the aesthetic beauty to the area, Bamboo is often more affordable than traditional materials like steel, especially in regions where it's abundant. Bamboo's carbon footprint is significantly lower than that of cotton.	Noted
87	Break up of cost for sculpture Rs. 207 million may be given.	Noted for compliance. Details to be annexed (Annexure I) .	Noted
88	Justification for research centre may be provided and cost/sft may be indicated.	The wildlife of Punjab has been divided into two distinct zones for research and conservation purposes. The Bansra Gali Research Centre will serve the Northern Zone, with a primary focus on fauna. In contrast, the Changa Manga Research Centre will cater to the Southern Zone, supporting research on both flora and fauna.	Noted
89	Justification for multiple sculpture @ Rs.15 m in research centre may be given, its cost break up may be provided.	Sculptures In conclusion, in a research centre can be s more than just decorative objects. They can play a vital role in stimulating creativity, enhancing the research environment, and facilitating communication and collaboration, ultimately contributing to a more vibrant and productive research community.	Noted

90	For which Grade Residential facility being provided and what is covered area for the residence viz-viz cost/sft may be provided.	Noted for compliance	Noted
91	What is cost/sft of Green House at total Rs. 350m?	Per Sq.ft cost of Green house is PKR 30,000/- for covered area of 11728.0 Sq.ft.	Noted
92	Justification for floor mounted fountains at Rs. 108m may be given.	BOQ is attached at concept design stage. However, detailed BOQ shall be shared at Detailed design.	Noted
93	Cost of floating restaurant at Rs. 149.53M is on higher side. It may be rationalized. Cost/sft may be indicated.	Cost shall be rationalized according prevailing market rates and estimates shall be shared at detailed design stage.	Noted
94	Cost/sft of Eco-lodges Rs. 58M may be indicated.	Quote is received from International vendors as complete Turnkey solution and is inclusive of required design, specifications and furnishing.	Noted
95	Fencing may be barbed wire instead of wire mesh.	It's a composite arrangement of chain link fence/wire mesh and barbed wire.	Noted
96	12% store charges electrification work may be justified, cost @ Rs. 249.755M may be got verified from LESCO.	Noted for compliance.	Noted
97	Sewerage and water supply design and plan/diagram may be provided.	Already provided with the concept stage design. However, it shall be resubmitted at detailed design stage.	Noted
98	IT cost @ Rs. 454M may be got verified from IT Wing of P&DB.	Noted for compliance.	Noted
99	Detail of staff quarters for Rs. 50M may be provided (Grade wise)	Noted for compliance and design details with BOQs will be submitted.	Noted
	Chashma		
100	Detail and design of link road to connect DI Khan to Gernali Road @ Rs. 19M may be provided.	This shall be shared at detailed design stage.	Noted
101	10% extra for revit and extra work for toilet block may be deleted.	Noted for compliance.	Noted
102	Cost/sft of toilet block may be indicated.	Cost per sqft is PKR. 13440.0 /-	Noted
103	Additional 5% in measurement sheets may be deleted.	Noted for compliance.	Noted
104	Cost/sft of Admin block along with area requirement justification may be provided.	Cost per sqft is PKR. 7,000.0/- and is required to support for eco-lodges zone.	Noted
105	Electricity part may be got vetted from Wapda /concerned ESCOs	Noted for compliance.	Noted

106	Detail of solar facility @ Rs. 10M may be provided.	Solar facility of 100 KVA is proposed and detailed design and specifications shall be shared with energy wing for vetting.	Noted
	Uchali		
107	Cost/sft of information centre may be provided.	Cost per Sq.ft is PKR. 11200/-	Noted
108	5% additional for detailed measurement sheet may be deleted.	Noted for compliance.	Noted
109	Cost/sft of craft bazar may be provided.	Per Sqft cost is estimated to be Pkr. 1410/-	Noted
110	Cost/sft of Restaurant may be provided.	Cost/sft is PKR. 15300/-	Noted
111	Detail of Rs. 10M for photography deck, painting spot, boating deck may be provided.	Noted for compliance.	Noted
112	Cost/sft of eco-lodges single bed @ Rs. 57M and double bed @ Rs. 58M , glamping pod single bed @ Rs. 30 M and double bed may be provided.	Quote is received from International vendors as complete Turnkey solution and is inclusive of required design, specifications and furnishing.	Noted
113	Water supply & drainage plan may be provided.	Already provided with the concept stage design. However, it shall be resubmitted at detailed design stage.	Noted
114	Detail of admin block, water supply and sewerage may be provided.	Noted for compliance. Details to be annexed (Annexure J) .	Noted
115	Electrification works may be get vetted from Wapda / ESCOs concerned. Electric design (internal & external) and demand notice may also be provided.	Needs further elaboration.	Noted
116	Detail of solar facility may be provided.	Solar facility of 100 KVA is proposed and detailed design and specifications shall be shared with energy wing for vetting.	Noted
	Changa Manga & wetlands, Uchali & Chashma		
117	Consultancy charges may be reduced to 2% from 3% to the extent of civil work.	It is already 2%.	Noted
118	5 nos. jeep (2000CC) may be justifies and reduced to 2 for Changa Manga.	According to expected footfall in economic analysis as provided in the PC-1, Two number of Jeeps would not suffice the requirement and purpose of Jeep Safari	Noted.
119	Cost of Electric tram @ Rs. 939 M may be got vetted from PMTA.	Noted for compliance.	Noted
120	Cost/No. of staff may be rationalized.	Noted for compliance.	Noted

121	Land acquisition details of Rs. 293M on DE rates may be provided for Uchali and Chashma @ Rs. 102.89M.	Noted for Compliance	Noted
Comments of DG(M&E)			
122	The Rs. 8,793.025 million project aims to promote environmentally sustainable eco-tourism and biodiversity conservation across Changa Manga, Uchhali, and Chashma Wetlands. While it covers essential ecological and tourism infrastructure, several areas need improvement for effective and inclusive execution	Already considered	Noted
123	Baseline data and KPIs may be added to strengthen the monitoring and evaluation framework.	Noted for compliance. Baseline data (baseline schedule, design and specifications) and KPIs shall be shared at detailed design stage.	Noted
124	Gender and inclusion measures (quotas, capacity building for women) are absent and may be justified by the department.	Noted for compliance. Baseline data (baseline schedule, design and specifications) and KPIs shall be shared at detailed design stage.	Noted.
125	The Environmental Impact section lacks specific mitigation plans; detailed strategies may be added.	Noted for Compliance	Noted.
126	The project's reliance on public funding may be supported with exploration of alternate financing options.	Noted for Compliance	Noted.
127	Research and education linkages with academic institutions may be added to fully utilize proposed facilities.	Needs elaboration	Noted.
128	Heavy focus on infrastructure may be balanced with investment in core conservation activities , which may be justified by the department.	It's an ecotourism development project and its essential part is wildlife conservation	Noted.
Comments of IT section			
Observations on IT Equipment			
Specifications and Justification:			
129	What specific features justify the high cost of desktop computers (Rs. 500,000 each) compared to market rates (Rs. 190,000–250,000)? Are they equipped with	Noted for Compliance. The price will be rationalized according to market rates.	Noted

	specialized software (e.g., GIS, data analysis tools)? o		
130	Why are only 2 LED touch screens proposed for three sites, and how will they be deployed to meet visitor interaction needs across multiple zones?	The detailed BOQ at Annexure 25 (Also attached with this document) includes significant number of touch screens across the three sites: 1. Information Kiosks with Touch Capability: o 2 units at Changa Manga (55" touch-based information kiosks). (Annex-I: 2.09) o 2 units at Uchhali (55" touch-based information kiosks) (Annex-III: 2.09) o 2 units at Chashma (55" touch-based information kiosks) (Annex-IV: 2.09) 2. Touch-based POS Terminals: o 40 touch-based POS terminals across all sites o 06 touched-based POS terminals in Changa Manga Parking-I with POS printers and related accessories (Annex-I: 1.03) o 10 dual screen touch-based POS terminals for ticketing operations at Changa Manga Information Centre with related ticketing printing and accessories (Annex-I: 2.01) o 06 touched-based POS terminals in Changa Manga Parking-II with POS printers and related accessories (Annex-I: 4.03) o 02 dual screen touch-based POS terminals for ticketing operations at ticketing and reception centre for ecolodges area with related ticketing printing and accessories (Annex-I: 5.01) o 02 touched-based POS terminals in Ticketing centre for Jeep Safari with POS printers and related accessories (Annex-I: 9.01) o 04 touched-based POS terminals in Ticketing centre for Tram stations with POS printers and related accessories (Annex-I: 11.01) o 05 touched-based POS terminals in Ticketing centre for Chashma Parking with POS printers and related accessories (Annex-IV: 1.03) o 05 touched-based POS terminals in Ticketing centre for Uchali Parking POS printers and related accessories (Annex-III: 1.03) o 05 dual screen touch-based POS terminals for ticketing operations at Chashma Information Centre with related ticketing printing and accessories (Annex-IV: 2.01) o 05 dual screen touch-based POS terminals for ticketing operations at Uchali Information Centre with related ticketing printing and accessories (Annex-III: 2.01) 3. Self-Service Ticketing Counters: o 03 touch-based self-service ticketing counters with payment integration module at Changa Manga Information Centre (Annex-I: 2.05) o 01 touch-based self-service ticketing counters with payment integration module at Chashma Information Centre (Annex-IV: 2.05) 01 touch-based self-service ticketing	Noted

		counters with payment integration module at Uchali Information Centre (Annex-III: 2.05) 4. Information Display: <ul style="list-style-type: none"> o 04 LED TV in Changa Manga Information centre to display ticket information to visitors (Annex-I: 2.08) o 02 LED TV in Changa Manga Eco Lodges Reception and Ticketing Centre to display ticket information and features to visitors (Annex-I: 5.05) o 02 LED TV in Changa Manga Jeep Safari Ticketing Station to display ticket information to visitors (Annex-I: 9.05) o 04 LED TV in Changa Manga Tram Station Ticketing Stations to display ticket information to visitors (Annex-I: 11.05) o 04 LED TV in Chashma Information centre to display ticket information to visitors (Annex-IV: 2.08) o 04 LED TV in Uchali Information centre to display ticket information to visitors (Annex-III: 2.08) This comprehensive deployment ensures visitor interaction capabilities throughout all key zones (entrances, information centers, ticketing areas, educational spaces) across the three sites.	
131	What capabilities (e.g., resolution, range) do the drone cameras (Rs. 500,000 each) possess to warrant costs exceeding market rates (Rs. 150,000–250,000)?	Noted for compliance. Price will be rationalized according to market rates	Noted
	Cost and Budget Allocation:		
132	Why does the "Complete IT works" cost Rs. 650.72 million, and what specific components (e.g., servers, networking, and software) are included in this figure? o	The detailed breakdown of IT includes <ol style="list-style-type: none"> 1. Network Infrastructure: <ul style="list-style-type: none"> o Enterprise-grade switches, routers, and firewalls o Fiber optic and ethernet cabling infrastructure o Wireless access points and connectivity backbone o Network security management infrastructure 2. Server and Datacentre Equipment: <ul style="list-style-type: none"> o High-performance application servers o High availability (HA) servers o Enterprise data backup systems o Datacentre rack, power management, and cooling systems o Server virtualization and monitoring systems 3. End-user Devices and POS Systems: <ul style="list-style-type: none"> o Workstation PCs for control rooms and operations o POS terminals and thermal printers o Self-service ticketing Video management systems and network video recorders 5. Software and Applications: <ul style="list-style-type: none"> o Ticketing and visitor management systems o AI-powered algorithms for visitor sentiment 	Noted

		<p>analysis o Security and surveillance software o System management and monitoring applications 6. Specialized Research Equipment: o Scientific computing workstations o Research-specific applications o Environmental monitoring systems systems</p> <p>The details of all these systems are included in attached annexures.</p>	
133	Are the costs of items like the multimedia projector (Rs. 1 million) and walkie-talkie sets (Rs. 100,000 each) inflated due to procurement overheads or unique specifications?	Noted for Compliance. Price will be rationalized as per market rates	Noted
234	How does the IT equipment budget (Rs. 661.85 million, including "Complete IT works") align with the total project cost of Rs. 8,793.025 million?	<p>The IT equipment budget of approximately Rs. 608.99 million represents 6.9% of the total project cost of Rs. 8,793.025 million. This percentage is appropriate and justified for a modern eco-tourism project requiring robust technology infrastructure for:</p> <ol style="list-style-type: none"> 1. Visitor management systems at multiple entry points across three large sites 2. Advanced security and surveillance coverage across vast areas of interventions at Changa Manga and Chashma 3. Research and conservation technology for scientific work 4. Environmental monitoring systems in remote locations Enterprise-grade network infrastructure connecting all facilities 6. Redundant systems to ensure reliability in remote areas <p>The technology infrastructure is essential to achieve the project's objectives related to ecological conservation, visitor experience enhancement, and research capabilities, justifying this proportion of the overall budget.</p>	Noted
	Quantity and Coverage:		
135	Is 2 desktop computers sufficient for administrative and research needs across three sites, or should additional units be procured?	<p>The BOQ attached demonstrates that it is not limited to only 2 desktop computers across the three sites. The actual distribution in the plan is significantly more comprehensive:</p> <ul style="list-style-type: none"> • Workstation PCs for Administrative Needs: <ul style="list-style-type: none"> o 2 workstation PCs at Changa Manga (control room and datacentre, One for Datacentre support Engineer. Other one for to analyse and display park's IT related logs and 	Noted

		<p>dashboards) (Annex-I: 13.09) o 2 workstation PCs at Uchali Datacentre (One for Datacentre support Engineer. Other one for to analyse and display IT related logs and dashboards) (Annex-IV: 6.07) o 2 workstation PCs at Chashma Datacentre (One for Datacentre support Engineer. Other one for to analyse and display park's IT related logs and dashboards) (Annex-III: 5.07)</p> <p>Research Centre Computing Resources: 15 high-performance workstations at the Changa Manga Research Centre to carry out research related critical tasks. (Annex-II: 6.01) These computing systems across the three sites, which is appropriate for the project's administrative and research requirements. The distribution ensures: 1. Each site has dedicated administrative computing resources 2. The Research Centre is equipped with substantial computing power for scientific work 3. Control rooms at each location have dedicated systems for monitoring and management</p> <p>This allocation aligns with best practices for facilities of this scale.</p>	
136	<p>Why are only 5 motion detector cameras proposed for vast areas (e.g., Changa Manga: 12,500 acres), and how will they ensure adequate security coverage?</p>	<p>The observation mentions 5 motion detector cameras as being insufficient, the comprehensive security approach mentioned in detailed BOQ and attached annexures is focused on providing coverage to specific areas with interventions and assets/buildings rather than attempting to cover the entire 12,500 acres of Changa Manga, which would be impractical and cost-prohibitive. The detailed BOQ attached includes a much more robust surveillance system:</p> <p>1. IP Cameras: o 70 IP Cameras in Changa Manga Park for surveillance of Parking-I, Parking-II, Information Centre, Research Centre, Restaurants, General Picnic Area, Tram Station and Jeep Safari area. (Annex-I: 12.01, 4.07, 2.14, 1.07) 6 PTZ Cameras in Total at Changa Manga Parking-I and Parking-II for enhanced and controlled surveillance. (Annex-I: 1.07, 4.08)</p>	Noted

		<p>2. AI-Powered Surveillance: o 12 Nos of AI powered ANPR (Automatic Number Plate Recognition Cameras) at parking barriers to note down License / Number plates of vehicles. (Annex-I: 4.02, 1.02) This strategic deployment provides concentrated coverage of:</p> <ul style="list-style-type: none"> • All entry/exit points • Visitor centers and buildings • Parking areas • Research facility • General Picnic / Park Area • Amphitheatre • Tram Station • Jeep Safari Track <p>The approach follows security best practices by focusing resources on protecting specific assets and intervention areas rather than attempting to monitor the entire forest area, which would require hundreds of cameras. This targeted approach ensures adequate security coverage of all developed areas within the parks while maintaining cost efficiency.</p>	
137	Are 6 drone cameras (2 per site) enough for wildlife monitoring across large areas like Chashma (81,750 acres)?	<p>The number of drones per site has been rationalized to three (3) Nos of drones One drone for each site are sufficient because:</p> <ol style="list-style-type: none"> 1. The drones will be deployed strategically to monitor only the areas of intervention for ecotourism, not the entire 81,750 acres of Chashma or the full extent of the other sites. Attempting to monitor the entire acreage would be impractical and unnecessary. 2. The drone monitoring will be supplemented by: Fixed IP camera systems at key locations o Regular scheduled flights focusing on priority conservation areas 3. The intervention areas for ecotourism represent only a fraction of the total acreage, making comprehensive monitoring with One (1) drone per site achievable when focusing on the specific zone. 	Noted
	Deployment and Maintenance:		
138	How will IT equipment be distributed across Changa Manga, Uchhali, and Chashma, given the limited quantities specified?	The IT equipment distribution is clearly specified in the BOQ with dedicated sheets for each site (As mentioned in Annexure-I,II,III and IV). Each location has its own tailored allocation of workstations, networking equipment, servers, surveillance systems, and visitor management technology appropriate	Noted

		to that site's specific requirements and scale of operations. The quantities aren't limited as suggested in the observation, but rather are specifically designed for each site's needs as detailed in the comprehensive BOQ.	
139	What maintenance plans are in place for high-cost items like drones and motion cameras, especially in remote wetland areas?	The maintenance plan for high-cost items like drones and surveillance equipment in remote areas will be included in a comprehensive maintenance strategy that includes regular preventive maintenance schedules, on-site spare parts inventory, standard on site warranty and support of IT and surveillance equipment and training for IT staff in basic equipment maintenance	Noted
140	Who will manage the initial setup of "Complete IT works" in Year 1 if IT HR is hired only in Year 2?	Considering the timeline of PC-1 approval and implementation there will be no hiring of staff in 1st year. The IT support staff will be needed after the execution of the project, when the project will be fully functional. However, recruitment will be made in second year	Noted
141	Are renewable energy solutions (e.g., solar-powered servers) considered for remote sites like Uchali wetlands?	The dedicated renewable energy solutions were not specified in the IT BOQ for the Uchali wetlands, The energy sustainability is ensured through power-efficient servers and equipment with optimized power consumption ratings. However renewable energy is proposed for these sites will be utilized for specified IT equipment. However, Power Management and Backup system are proposed in datacentre of all sites.	Noted
	Alignment with Project Goals		
142	How do items like LED touch screens and multimedia projectors directly support eco-tourism and conservation objectives?	The listed items, 02 Nos of LED Touch screens and 01 Multimedia Projectors are for administrative use for wildlife staff and corporate meeting room	Noted
143	Are drone cameras equipped for specific conservation tasks (e.g., thermal imaging for wildlife tracking), and if not, why the high cost?	The three standard drone cameras mentioned in the BOQ are intended for general surveillance purposes only, not specialized conservation tasks. (The high cost mentioned will be rationalized as per the market rate) For specialized conservation functions like thermal imaging the separate thermal drone is	Noted

		specified in the Changa Manga Research Centre BOQ (Annex-II: 4.02) is to fulfill these requirements	
	Observation on IT HR		
	Necessity and Justification:		
144	Why are 4 Nos. IT Support Specialists required, and could fewer staff manage IT needs with remote support or automation?	Four IT Support Specialists are necessary given the geographic distribution across three remote sites i. Changa Manga Park IT ii. Changa Manga Research Centre iii. Uchali iv. Chashma The complexity of specialized systems including biodiversity monitoring equipment, research center infrastructure, and visitor management technologies requires specified IT support specialist	Noted
145	What specific tasks (e.g., network management, drone operation) justify two specialists at Changa Manga versus one each at Chashma and Uchhali?	In Changa Manga One (1) specialist is required for Changa Manga Park IT and its datacentre. And One (1) is required at Changa Manga Research Centre	Noted
146	Is the Research Centre IT specialist's role distinct enough to warrant a separate position, or can it be merged with general support?	Research Centre's IT specialist role is related to Research Centre IT equipment, software, monitoring tools and sensors. It will not be related to Changa Manga Park IT	Noted
	Cost and Timing		
147	What is the total cost of IT HR over 24 months, and does it align with the project's IT investment (Rs. 650.72 million)?	Since the HR for IT will be hired in 2nd Year of the project so, the cost of IT HR has been calculated for 12 months. Yes, it aligns with the project IT investment of 650.72 million	Noted
148	Are the salaries (Rs. 250,000/month general, Rs. 200,000/month Research Centre) competitive with market rates (Rs. 150,000–300,000), and how do they fit within the Rs. 143.76 million HR budget?	It is competitive with market rates	Noted
149	Why are IT HR positions delayed until Year 2 (2025-26), and how will IT systems be managed in Year 1 (2024-25)?	Considering the timeline of PC-1 approval and implementation there will be no hiring of staff in 1st year. The IT support staff will be needed after the execution of the project, when the project will be fully functional. However, recruitment will be made in second year	Noted
	Qualifications and Training:		
150	Do the assumed qualifications (16 years education, 10 years' experience) match the complexity	Yes, the assumed qualifications match with complexity of IT tasks. IT support specialist at every site will be trained to operate drone.	

	of IT tasks (e.g., drone operation, server management)?		
151	Will IT staff receive training for eco-tourism-specific technologies (e.g., wildlife monitoring systems), and if not, why?	Yes, they will get training on specific eco-tourism and wildlife centric monitoring and conservation technologies	Noted
152	Can local staff be trained to fill these roles, supporting Objective 5 (capacity building)?	It requires specific skills to manage and maintain these sites, like Virtualization, Network Administration, Network Troubleshooting, Datacentre Administration, POS Terminals and Printers troubleshooting, IP Cameras troubleshooting etc.	Noted
	Role Efficiency and Sustainability:		
153	Is there overlap between general and Research Centre IT roles at Changa Manga, and how will coordination across sites be ensured?	While the general and Research Centre IT roles at Changa Manga have distinct responsibilities. The changa manga research centre IT support specialist has distinct roles and equipment. All the network infrastructure and IT resources of both sites are independent of each other	Noted
154	What happens to IT HR after June 2026, and how will IT systems be maintained post-project?	As for now IT support staff will be hired for IT support in the newly established eco-tourism site. Their mode of operation after the completion of the development project will be decided once the project will enter in execution phase	Noted
155	How will IT staff performance be measured (e.g., system uptime, visitor satisfaction)?	At each site IT Stack Monitoring and Alerting system is deployed, with escalation model. This will help us to develop KPIs for staff performance criteria	Noted
	Project Alignment:		
156	How do IT HR roles directly support eco-tourism and conservation goals (e.g., e-ticketing, data analysis)?	IT HR roles directly support ecotourism and conservation goals by maintaining critical systems that enable e-ticketing for visitor management, operating specialized equipment for wildlife monitoring, managing research databases for biodiversity analysis, and ensuring seamless operation of visitor education technologies that promote environmental awareness	Noted
157	Are additional IT roles (e.g., cyber security, software development) needed to maximize the Rs. 650.72 million IT investment?	All the sites are protected by Next Generation Firewalling (NGFW) for cyber security and network protection. Based on this knowledge of firewall administration is required	Noted
	Long-term Planning:		

158	How will IT systems be maintained post-project?	Their mode of operation after the completion of the development project will be decided once the project will enter in execution phase	Noted
159	What happens to these positions after the project ends?	As for now IT support staff will be hired for IT support in the newly established eco-tourism site. Their mode of operation after the completion of the development project will be decided once the project will enter in execution phase	Noted
	Project Alignment:		
160	How do these roles support eco-tourism and wildlife conservation goals?	IT HR roles directly support ecotourism and conservation goals by maintaining critical systems that enable e-ticketing for visitor management, operating specialized equipment for wildlife monitoring, managing research databases for biodiversity analysis, and ensuring seamless operation of visitor education technologies that promote environmental awareness	Noted
161	Are there ways to measure their effectiveness?		Noted
	IT Equipment Observations and Market Rate Comparison		
162	Cost Comparison with Market Rates To evaluate whether the costs are higher than market rates, I've compared the PC-I prices with approximate market prices for similar specifications (based on typical pricing in Pakistan or adjusted global rates):	Noted for compliance, price will be rationalized as per market rates	Noted
	Desktop Computers:		
163	<ul style="list-style-type: none"> • PC-I Cost: Rs. 500,000 per unit • Market Estimate: A high-end desktop with Intel Core i9, 12th Gen, 32GB RAM (e.g., Dell XPS or HP Omen) typically ranges from Rs. 300,000 to Rs. 400,000. • Analysis: The PC-I cost is slightly higher (25-66% above market). This could be due to bulk procurement, specialized software, or additional warranties, but it warrants clarification. 	Noted for compliance, price will be rationalized as per market rates	Noted
	LED Touchscreens:		
164	<ul style="list-style-type: none"> • PC-I Cost: Rs. 150,000 per unit • Market Estimate: A 27-inch touchscreen monitor (e.g., Dell or ViewSonic, 1920x1080) costs Rs. 80,000 to Rs. 120,000. 	Noted for compliance, price will be rationalized as per market rates	Noted

	<ul style="list-style-type: none"> Analysis: The PC-I cost is higher (25-87% above market). The premium might reflect ruggedized designs for public use or installation costs, but this isn't specified. 		
	Drone Cameras:		
165	<ul style="list-style-type: none"> PC-I Cost: Rs. 500,000 per unit Market Estimate: A professional drone with a 12 MP camera (e.g., DJI Phantom 4 Pro) ranges from Rs. 200,000 to Rs. 300,000. Analysis: The PC-I cost is significantly higher (66-150% above market). This discrepancy could stem from advanced features (e.g., thermal imaging for wildlife) or procurement overheads, but justification is needed 	Noted for compliance, price will be rationalized as per market rates	Noted
	Multimedia Projector:		
166	<ul style="list-style-type: none"> PC-I Cost: Rs. 1,000,000 Market Estimate: A 2500-lumen projector (e.g., Epson or BenQ) typically costs Rs. 100,000 to Rs. 200,000. Analysis: The PC-I cost is excessively higher (400-900% above market). This is a major outlier, possibly due to mis-estimation, inclusion of installation/audio systems, or a higher-spec model not detailed in the specs. 	Noted for compliance, price will be rationalized as per market rates	Noted
	HR-Related IT Sector Observations		
167	The project outlines roles for IT Support Specialists but lacks critical IT positions:	Noted for Compliance	Noted
	Existing Roles:		
168	<ul style="list-style-type: none"> IT Support Specialists (Master's in IT, 3–5 years' experience). Software Developers (vague scope, no mention of eco-tourism-specific expertise). 	Noted for Compliance	Noted
	Missing Roles:		
169	<ul style="list-style-type: none"> Cyber security Experts: Critical for protecting sensitive tourist/data systems. 	Noted for Compliance	Noted

	<ul style="list-style-type: none"> • Network Engineers: Essential for maintaining connectivity in remote wetland/forest zones. • Data Analysts: Needed for monitoring visitor trends and conservation metrics. • IoT Specialists: For managing sensors in wildlife reserves or eco-lodges. 		
	Salary Benchmarks:		
170	<ul style="list-style-type: none"> • IT Support Specialists: PKR 0.25–0.3 million/month (competitive but lacks role clarity). • Cyber security Experts: PKR 0.4–0.6 million/month (missing). 	Noted for Compliance	Noted
	Comments of Energy Section		
171	The Department is requested to provide the per watt cost of each type of the solar facility. The information may be provided at the Performa attached (Flag-A) so that it can be compared with the PC-I's of Energy Department.	100 Rs/ Watt for on-grid solar facility	Noted
172	Rationale for proposing the solar capacity for each type of the solar facility may be provided. Load analysis may be provided.	There is one type of Solar facility being proposed i.e. on grid solar system. On-grid solar system is proposed because it offers a sustainable and cost-effective way to generate electricity, reduce reliance on traditional power sources, and potentially earn credits for excess energy production through net metering.	Noted
173	Cost analysis & load analysis may be provided for each type of the solar facility.	<p>load analysis: Details will be shared</p> <p>Cost analysis: There is one type of Solar facility being proposed i.e. on grid solar system. Cost is estimated based on quotes from vendors and is 100 Rs. Per Watt.</p>	Noted
174	Related civil works may be referred to notified MRS for cost estimation.	Three (03) quotes will be shared inclusive of the cost for civil works.	Noted
	Comments of Urban Unit		
175	The conservation, protection and management of wildlife of Punjab is not considered while drafting the PC-I as it is core objective of Wildlife department, most of the interventions are based on Infrastructure development, civil	The development of this ecotourism and conservation project is strategically designed to support wildlife conservation, protection, and management by creating a controlled, sustainable environment that balances human interaction with nature. Through designated zones	Noted

	<p>structure construction, purchase of machinery, equipment, vehicle and others.</p>	<p>and managed infrastructure, the project minimizes human-wildlife conflict while fostering awareness and education among visitors. It enables continuous monitoring, research, and habitat management, which are essential for the long-term survival of native species. By attracting ecotourism, the initiative also generates economic incentives for local communities, encouraging their participation in conservation efforts. Overall, it promotes a holistic approach where ecological preservation is integrated with community engagement, scientific research, and responsible tourism. Ecotourism international best practices are involved</p>	
176	<p>The ecotourism in Ramsar sites, protected area and wildlife park, should be sustainable and must not be threatened to the natural habitat and native biodiversity, however the proposed activities in the cited PC-I are related to development, conservancy and works which lead towards the habitat fragmentation and unsustainability. It is suggested to department may provide the details of material involved and master plan with eco-friendly, sustainable development planning for all protected areas.</p>	<p>In Ghous and Siddiqui (2022), concluded that <i>“all selected wetlands lakes (Kalar Kahar, Uchali, and Namal lake) of Salt Range are equally important for the tourists due to their naturalness as the calculated mean Willingness to Pay (WTP) was found almost the same with a frictional difference. The tourists’ WTP indicates that these sites are important and if developed, these wetlands can contribute in generating national revenue as well the economy of locals. Unfortunately, these lakes are threatened due to human activities and mismanagement by the authorities. Therefore, it is good to improve the services and facilities and this move could attract more visitors in future. Although Pakistan Tourism Development Corporation (PTDC) has conducted a feasibility study in collaboration with Urban Unit regarding the development of ecotourism in Uchali Wetlands Complex, PTDC has not yet taken over this site for ecotourism development. The results of this study can be replicated in other tourists’ sites of the country and later these sites may be prioritized for tourism development. This will not only conserve the natural resources but will also ensure sustainable development.”</i></p> <p>The proposed interventions within the Ramsar sites have been carefully aligned with the Guidelines of the Ramsar Convention to ensure ecological integrity and sustainable use of wetland resources. A detailed table on page 98 of the submitted PC-1 clearly outlines</p>	Noted

		<p>how each proposed intervention corresponds to specific Ramsar guidelines, demonstrating compliance and justification for their inclusion as part of ecotourism development. These measures aim to enhance conservation outcomes while promoting responsible nature-based tourism in accordance with international standards. Various examples are available for the ecotourism at Ramsar sites.</p>																									
		<table border="1"> <thead> <tr> <th data-bbox="764 411 927 485">Ramsar Site</th> <th data-bbox="927 411 1133 485">Interventions in established sites</th> <th data-bbox="1133 411 1252 485">Overlap Proposed Facilities</th> <th data-bbox="1252 411 1320 485">with</th> </tr> </thead> <tbody> <tr> <td data-bbox="764 485 927 636">Chilika Lake, India</td> <td data-bbox="927 485 1133 636">Boating decks, fishing zones, information centre, kids' discovery room, solar initiatives</td> <td data-bbox="1133 485 1252 636">Boating fishing information centre, facilities</td> <td data-bbox="1252 485 1320 636">decks, decks, solar</td> </tr> <tr> <td data-bbox="764 636 927 779">Everglades NP, USA</td> <td data-bbox="927 636 1133 779">Boardwalk trails, visitor centres, eco-campsites, guided tours, solar-powered facilities</td> <td data-bbox="1133 636 1252 779">Restrooms, admin blocks, solar facilities, IT infrastructure</td> <td data-bbox="1252 636 1320 779"></td> </tr> <tr> <td data-bbox="764 779 927 905">Azraq Oasis, Jordan</td> <td data-bbox="927 779 1133 905">Bird hides, community-based ecotourism, restored pools, craft markets</td> <td data-bbox="1133 779 1252 905">community engagement, landscaping, cultural bazaar</td> <td data-bbox="1252 779 1320 905"></td> </tr> <tr> <td data-bbox="764 905 927 1052">Corkscrew Swamp, USA</td> <td data-bbox="927 905 1133 1052">Elevated boardwalks, educational signage, guided tours, biodiversity observatories</td> <td data-bbox="1133 905 1252 1052">Elevated canopy walks, signages, guided tour</td> <td data-bbox="1252 905 1320 1052"></td> </tr> <tr> <td data-bbox="764 1052 927 1224">Sunderbans, India</td> <td data-bbox="927 1052 1133 1224">Eco-lodges, solar-powered facilities, cultural tourism, guided wildlife tours</td> <td data-bbox="1133 1052 1252 1224">Ecolodges, solar facilities, cultural bazaar, boating decks</td> <td data-bbox="1252 1052 1320 1224"></td> </tr> </tbody> </table>	Ramsar Site	Interventions in established sites	Overlap Proposed Facilities	with	Chilika Lake, India	Boating decks, fishing zones, information centre, kids' discovery room, solar initiatives	Boating fishing information centre, facilities	decks, decks, solar	Everglades NP, USA	Boardwalk trails, visitor centres, eco-campsites, guided tours, solar-powered facilities	Restrooms, admin blocks, solar facilities, IT infrastructure		Azraq Oasis, Jordan	Bird hides, community-based ecotourism, restored pools, craft markets	community engagement, landscaping, cultural bazaar		Corkscrew Swamp, USA	Elevated boardwalks, educational signage, guided tours, biodiversity observatories	Elevated canopy walks, signages, guided tour		Sunderbans, India	Eco-lodges, solar-powered facilities, cultural tourism, guided wildlife tours	Ecolodges, solar facilities, cultural bazaar, boating decks		
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Corkscrew Swamp, USA	Elevated boardwalks, educational signage, guided tours, biodiversity observatories	Elevated canopy walks, signages, guided tour																									
Sunderbans, India	Eco-lodges, solar-powered facilities, cultural tourism, guided wildlife tours	Ecolodges, solar facilities, cultural bazaar, boating decks																									
177	<p>It is suggested to implement a pilot project at single site with strict monitoring and implementing strategies rather than the implementing project at three key biodiversity areas.</p>	<p>The selection of multiple sites—Uchali, Chashma, and Changa Manga—is based on their unique ecological significance, varying habitat types, and existing infrastructure, allowing for a diverse yet manageable implementation. These interventions are site-specific, and the activities are tailored to the ecological sensitivity and conservation needs of each location.</p>	Noted																								
178	<p>There is no clear habitat integrity plan has been provided in the PC-I for Changa Manga as large scale construction may cause habitat fragmentation with key intervention including jeep safaris, tram tracks, Ecolodges and glamping pods.</p>	<p>The selection of sites for these interventions was based on extensive field surveys to ensure minimal environmental impact. Existing cleared or previously utilized areas were prioritized, thereby avoiding or significantly reducing deforestation. As an additional mitigation measure, the establishment of a mini forest has been proposed to enhance habitat quality and biodiversity. Importantly,</p>	Noted																								

		the core habitats of key species, particularly ungulates, were carefully preserved and remain undisturbed, ensuring the protection of critical wildlife zones and supporting long-term conservation objectives.	
179	High number of visitors will may impose the threats and impact the population of migratory aquatic birds at Ramsar sites and others important species of biodiversity areas.	A daily visitor limit will be enforced through an advance online pre-booking system to ensure controlled and sustainable tourism in line with conservation goals. In addition, on-site checks will be conducted daily to ensure that the total number of visitors, including walk-ins, does not exceed the set limit under any circumstances.	Noted
180	It is suggested to department may provide the invasive species management plan as previously Uchali lake experiencing Species invasion of tilapia fish and Changa manga forest experiencing over growth of lantana and gajarg has as invasive species	The proposed interventions do not involve the introduction of any invasive plant or animal species.	Noted
181	There are interventions has been proposed on aquatic habitats "floating restaurant, boating, fishing deck, etc." may cause water pollution especially oil spill, waste by visitor. However, the aquatic habitat management plan and water pollution management plan has not been provided in PC-I.	While interventions such as floating restaurants, boating, and fishing decks are proposed to enhance ecotourism at aquatic habitats, strict environmental safeguards will be implemented to prevent water pollution, including any possibility of oil spills. A detailed Aquatic Habitat and Water Pollution Management Plan will be prepared prior to implementation to ensure all activities comply with national environmental standards and conservation guidelines. Noted for compliance.	Noted
182	As per the guideline of Ramsar convention to established buffer zone and mitigate noise and light impact during migratory season should be considered to avoid negative impact.	The selected zone for interventions does not fall within the core habitat of key species; however, in accordance with Ramsar Convention guidelines, specific measures will be implemented during the migratory season to minimize any potential disturbances. These include the establishment of buffer zones and mitigation of noise and light pollution to ensure the protection and undisturbed movement of migratory species. This seasonal sensitivity will be fully integrated into site management plans.	Noted
183	The items # 32 in safari zone "Jungle Safari Café" is suggested	The "Jungle Safari Café" is a jungle-themed tuck shop, designed to blend	

	to exclude as it will negatively impact the natural safari habitat and animal behaviour.	with the environment and provide refreshments in a low-impact manner. It is essential for enhancing the visitor experience and meeting basic needs, while ensuring minimal disruption to the natural habitat and animal behaviour.	
184	It is suggested to department may add the waste management plan for sustainability of natural habitat. As tourism will ultimately source of waste production through different activities.	A comprehensive Waste Management Plan will be developed as part of the project's Environmental Management Plan (EMP), which will be finalized during the detailed design phase, following the approval of the PC-I.	Noted
185	It is suggested to department should conduct the transport and tourist impact assessment as both proposed wetlands are declared Ramsar sites (Uchalli and Chashma) and protected area (Changa Manga) have significance importance with key regional biodiversity inhabitant.	At the PC-1 stage, the requirement is to outline the project concept and scope. Detailed transport and tourist impact assessments will be carried out in the implementation phase, in line with relevant environmental guidelines, particularly considering the ecological sensitivity of the Ramsar and protected sites involved.	Noted
186	The item "Holding of Seminars, Trainings & field visits" under section head Commodities and Services is integral part of field surveillance and species monitoring, however the detail of trainings TORs and trainer's expertise is not provided in PC-I. It is suggested that trainer may be from any International firm like IUCN, World Flora and Fauna Association, WWF, etc with more pronounced course content and field-based/hands-on training and department may also provide the required qualification and experience of trainer and course content for training.	Detailed TORs, course content, and trainer profiles will be developed during the implementation phase, ensuring alignment with conservation goals. Qualified national or international experts will be considered based on project needs and relevance. Trainers have not been specified at this stage, as their engagement will depend on availability and suitability at the time of training. However, qualified professionals and subject specialists with relevant expertise will be hired in alignment with the training objectives and project mandate.	Noted
187	As PC-I has one of important objective "Reintroduction / supplementation of endemic ungulates, avian and reptilian species in their natural habitats of project sites for proliferation and to generate eco-tourism avenues" However, PC-I not contained any detail of species to be reintroduces	The reintroduction of any species is not intended. To clarify, the purpose is solely to enhance the number of species and individuals in existing enclosures for captive breeding and visitor engagement purposes, without altering the natural habitat or introducing new species to the ecosystem.	Noted

	and current status of the population in natural areas.	To avoid any confusion, the terminology will be changed in PC-1.	
188	The monitoring and evaluation plan of overall project is not provided in the cited PC-I. It is suggested to establish a MIS based monitoring and evaluation system and engage third party project evaluation to get insight to the implementation of project. The detail/report may available on department website.	At the PC-I stage, the inclusion of a fully detailed monitoring and evaluation (M&E) plan is not mandatory; however, the importance of robust project oversight is well acknowledged. A Management Information System (MIS)-based monitoring mechanism, along with third-party evaluation, is planned during the implementation phase to ensure transparency, accountability, and effective project delivery. Noted for Compliance	Noted
189	Chashma wetlands have fully furnished new complex with offices and guest house buildings with boating and monitoring facilities at Dera Ismail Khan Road. 3 Wildlife Check-post were built in 2023 having fully furnished 2 and 3 story buildings with vast covering areas. These infrastructures were established under already completed wildlife project entitled: "Improvement and development of chashma wetland biodiversity." These resources can be utilized for wildlife department projects in order to wise use of resources at chashma wetlands. Wildlife newly existing infrastructure can be utilized for: Preserved Museum, Information Center, and Tourist Stay Facility.	While existing infrastructure at Chashma Wetlands serves important administrative and monitoring purposes, it is not ideally located or designed for the newly proposed ecotourism zone. The current proposal includes visitor-oriented facilities (e.g., ecolodges, themed zones) that are essential for sustainable tourism, education, and species protection.	Noted
190	Ornamental plants if are suggested native species then it is not issue. But if exotic species will be introduced at any Ramsar site areas then these species soon will become invasive species and will be the source of habitat destruction. PC-I have not explains the criteria for the presence of ornamental plants and trees. It is important to select very suitable species at sites for sustainable conservation and tourism practices. Ramsar Sites already	The project does not intend to introduce any ornamental plants, invasive or exotic species.	Noted

	facing threats from Invasive, Alien and exotic flora species.		
191	Community engagement for sustainable eco-tourism practices demands for Socio-Economic surveys and reports of site areas. PC1 have no any report and survey plan for Socio-Economic Profiles of site areas.	Socio-economic profiling and community engagement are planned as part of the implementation phase. The PC-1 outlines the framework, while detailed surveys and assessments will be conducted during project execution to ensure inclusivity and sustainability.	Noted
192	Wetlands especially Chashma Ramsar Site is under main control of Atomic Energy Commission, Wapda, and Irrigation. They have allowed limited activity for other department due to security concerns. So, the NOC will be required from above mentioned departments. PC1 have no any collaboration strategy with these departments. Effective collaboration strategy is crucial for sustainable developments.	No NOC is required for the proposed interventions. Consultative meetings were held with representatives from the Atomic Energy Commission, WAPDA, and the Irrigation Department. All stakeholders expressed no objection to the proposed activities, provided there are no interventions within the main barrage area. It is important to note that the current project does not include any intervention in the main barrage zone.	Noted
193	Proposed link and access roads seem into the core natural habitat in the maps, that is Gernali to D-I Khan road. This road can be taken from main D-I Khan Chashma Road after crossing barrage. Main road access will not destruct the natural habitat and further the access roads can be taken easily from these sides. Proposed region seems core area habitat destruction and fragmentation. It will be the source of issues for ramsar management in future.	It is stated that Gernali to DI-Khan Road already exists which is included for rehabilitation and establishment of above-mentioned roads. Based on primary observations and existing reports, the proposed area does not fall within the core habitat of the species. Relevant maps have been provided in the annexure for reference (Annexure A).	Noted
194	Chashma and Uchali Wetlands are Ramsar Sites. Ramsar Treaty requires EIA-Environmental Impact Assessment from National reputable organization or Ramsar consent Secretrial Letter. These are not attached with the PC1 Report.	The importance of the Environmental Impact Assessment (EIA) for Ramsar Sites is acknowledged, and it is understood that the Ramsar Convention requires an EIA from a reputable national organization or a Ramsar consent letter. The EIA will be carried out during the detailed design phase (implementation phase), after the approval of the PC-I, to ensure that all potential environmental impacts are thoroughly assessed and mitigated. This assessment will align with the Ramsar Treaty guidelines and include necessary consultations with relevant stakeholders, including the	Noted

		Ramsar Secretariat, to obtain the required consent.	
195	The introduction or reintroduction of species at Ramsar Wetlands and wildlife sanctuary also demands for comprehensive environmental feasibility surveys which are not attached with the PC1. Department should arrange for Species Specific surveys and comprehensive species plan to introduce ungulates or birds at site areas. In past in 2023 “ Pakistan Environment Trust ” surveyed the site for Rhinoceros introduction. Same surveys and analysis should be made for other species to be introduced. It will make ensure long term sustainability and successful completion of the projects.	The reintroduction of any species is not intended. To clarify, the purpose is solely to enhance the number of species and individuals in existing enclosures for captive breeding and visitor engagement purposes, without altering the natural habitat or introducing new species to the ecosystem. To avoid any confusion, the terminology will be changed in PC-1. At the Ramsar sites, no reintroduction or breeding programs are intended. The focus is on preserving the natural habitat and supporting conservation efforts without any interference in species reproduction or reintroduction.	Noted
196	PC1 showing no any strategy for mini Zoo housing standards for animals health and welfare. Minimum housing standards should be include in establishing mini zoo at Changa Manga. Lack of this strategy will bring snake bite and predator attacks at mini zoo. Housing standards provision seems crucial for sustainable conservation and tourism practices.	The proposed mini zoo at Changa Manga is fully fenced to ensure safety and prevent unauthorized access. Only ungulates will be housed with proper sheds, food and water points. Appropriate safety measures will be adopted to mitigate risks such as snake bites, ensuring animal welfare and visitor security in line with sustainable conservation and tourism practices.	Noted
Comments of Consultancy section			
ToRs FOR HIRING OF DESIGN CONSULTANT			
197	Sponsors may review proposed core team of experts for Design phase keeping in view of scope of work and rationalize the number of personnel and proposed salary for core team of experts.	Since the scope of this project is massive. Please refer to PC-I scope statement of Conservancy and Works. Core team cannot be rationalised since it's a scattered project and owing to its unique nature, these experts are mandatory for effective design delivery of the project.	Subject to clearance of ToRs from Consultancy section P&D Board.
198	Specific experience requirements may be mentioned against each core team of experts	Specific experience requirement is mentioned in years of experience column with detailed job description in its respective column.	-do-
199	Why senior and junior positions are proposed in Design phase?	Both positions have different job descriptions and requirements. Junior positions will be required for design and other design exercises while Seniors will	-do-

		oversee and supervise the design and endorse the same for approval.	
200	Sponsors may justify procurement specialist in Design phase	Procurement specialist is required for formulation of all kinds of Contractual documents including, Prequalification Document, RFPs, Contract documents. Further, it shall be working in close liaison with the Sponsor for all kinds of contractual matters pertaining to the project.	-do-
201	Sponsors may justify software Developer / IT expert and Document Control Manager in Design phase.	<ol style="list-style-type: none"> 1. Geo fencing messaging application is proposed for Uchali and Chashma and to design and oversee the application development/testing process, this position of IT expert is required for Design Consultant. 2. Document control manager is required to manage the flow of documents including Design, Drawings, Specifications, PQ, RFP etc. during the design phase in order to have better document control. 	-do-
ToRs FOR HIRING OF RESIDENT CONSTRUCTION SUPERVISION CONSULTANT			
202	Sponsors may review proposed core team of experts for Resident Supervision phase keeping in view of scope of work and rationalize the number of personnel and proposed salary for core team of experts	Since the scope of this project is massive. Please refer to PC-I scope statement of Conservancy and Works. Core team can not be rationalised since its a scattered project and owing to its unique nature, these experts are mandatory for effective scope delivery of the project.	-do-
203	Specific experience requirements may be mentioned against each core team of experts.	Specific experience requirement is mentioned in years of experience column with detailed job description in its respective column.	-do-
204	It is observed that separate Lump sum provision @ Rs 32.277 /- for Consultancy at 1%o of total cost of appendix 3 and 5 (Document preparation. Specification finalization, evaluations etc.) is provided in cost estimate in	Sponsor require consultancy for Appendix III items including Purchase of New Electric Tram, Construction of New Tram Track-10 Km Long and Electric Tram Charging Station and different services as included in Appendix	-do-

	<p>addition to Design and Resident Supervision Consultancies without any break-up of cost and ToRs. Sponsor may delete or justify this provision.</p>	<p>V. Details of which are already mentioned in PCI in relevant Appendixes. 1% of total sum of Appendix III and Appendix V is kept for this consultancy. TORs for such consultant/consultants shall be shared at detailed design stage.</p>	
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16. RECOMMENDATIONS:

The PC-I is placed before PDWP forum at a cost of Rs. 8,793.025 million with gestation period of 24 months (till June 2026) for approval / consideration with the following observations / recommendations:

- i. AD to initiate a summary for approval of provincial cabinet to change the nomenclature of the scheme.
- ii. ToRs may be cleared from Consultancy section, P&D Board.
- iii. Solar system may be cleared from Energy section, P&D Board.