

GOVERNMENT OF THE PUNJAB
PLANNING AND DEVELOPMENT BOARD
(IRRIGATION SECTOR)

Date of receipt of PC-I in P&D Board: 17-01-2025

WORKING PAPER FOR PDWP

PART-A

PROJECT PROFILE:

1.	Project Title	Channelization of Deg Nullah (Land Acquisition Punjab Component)	
2.	Location	District Sialkot, Gujranwala and Sheikhupura	
3.	Sponsoring Agency	Irrigation Department	
4.	Executing Agency	Irrigation Department	
5.	Maintenance & Operation	Irrigation Department	
6.	Name Of Relevant Department(S) /Stakeholder(S) Invited In Pre-PDWP	<ul style="list-style-type: none"> • Irrigation Department • Technical Advisor Finance Department • DG PERI • CEO Urban unit 	
7.	Name Of Sector's Specialist / Consultant / Advisor Expert Invited In Pre-PDWP	<ul style="list-style-type: none"> • Irrigation Department • Technical Advisor Finance Department • DG PERI • CEO Urban unit • Chef Technical, P&D Board • Consultant ID, P&D Board 	
8.	PC-1 Cost	Original Approved	1st Revised
		3,175.485	4,167.043
9.	Source of Financing	Provincial ADP 2024-25 at G.S. No. 2335	
10.	Allocation 2024-25	Rs. 1.000 Million	
11.	Implementation Period	103 Months till June 2025	

12. Project Description:

Deg Nullah is a natural stream originates from Indian held Jammu & Kashmir crosses Line of Control and enters in Pakistan at Jangu Chak village near Lehri Post of District Narowal. It travels through District Narowal, Sialkot, Gujranwala and Sheikhupura before outfalls into Deg Diversion Channel which ultimately outfalls into Ravi River near Sharkpur. Broadly Deg Nullah is divided into following three reaches.

1. Reach from Outfall to Muridke - Narowal Road
2. Reach from Muridke - Narowal Road to B.R.B.D Link Canal
3. Reach from B.R.B.D Link Canal to M.R Link Canal

High rate of precipitation in the catchment areas generate large floods in the Nullah. The area with in the Pakistan also contributes to the flow in Deg Nullah. The large areas adjoining the route of Deg Nullah faces extensive flooding during monsoon almost every year which results in inundation of vast rural and urban areas causing colossal damages to the crops, properties and infrastructure.

In the past salutation for the flood arrangement of Deg Nullah was sought out / implemented in totality. During the years 2006 to 2009, only a reach of Deg Nullah from BRBD Link Canal to Muridke - Narowal road was channelized to accommodate 14594 Cs Discharge at outfall for said reach. Similarly some embankments were constructed along both sides of the Nullah up stream of M.R Link Canal which does not protect the area fully.

Heavy rain falls during monsoon 2013 and 2014, in the catchment areas of Deg Nullah emanating from Jammu and Kashmir generated exceptional high floods and the same after passing through Districts Sialkot, Gujranwala and Sheikhupura, ultimately entered into River Ravi. Maximum discharge experienced at Kingra bridge of Deg Nullah on 09-08-2013 & 6-9-8-2014 was 29783 and 75102 respectively. The flood water damaged the crops and other infrastructure on its way. After flood, Chief Minister constituted a Committee under the Convener ship of Minister for Irrigation comprising all Public Representatives of the area, Secretary Irrigation and Commissioner Gujranwala to propose comprehensive measures to mitigate the impact of floods in Nullah.

As an outcome of summery approved by the Chief Minister Punjab for the management of Deg Nullah and matter discussed in Planning Commission Islamabad on 06-06-2014, PC-1 for the whole reach of Deg Nullah has been framed. The cost of the De-siltation of the already channelized reach from Muridke-Narowal Road to B.R.B.D Link Canal cleared by the CDWP meeting held on 04-08-2016 with the direction that 50:50 cost sharing basis between the Federal & Provincial Government which has already been approved in the original PC-I accordingly.

Project Objectives:

- To prevent the flooding hazard in Tehsils in Sheikhupura, Muridke, Kamoke, Pasrur & Daska.
- Provide safe guard the civil infrastructure as well as the fertile agricultural lands.
- To increase the household incomes and agricultural output of the area.

Reasons for the Revision

- As per the original PC-I, the proposed land for the project was **1308.277** acres. However, during execution, based on the approved revised L-Section, drawings, and designs, the actual land acquired increased to **1739.055** acres, resulting in an additional 430.778 acres being acquired for project completion.
- In the original PC-I, village-wise land prices were based on the average Baiye / sale rates per acre for 2015-16. However, during payment processing, landowners demanded current rates or those approved by the District Price

Assessment Committee (DPAC) and schedule rates. Consequently, the revised PC-I is prepared using DPAC-approved rates, leading to higher land costs and becoming a major reason for the PC-I revision.

- Pending liabilities related to land acquisition also contributed to the PC-I revision, as deprived landowners filed writ petitions in various courts of law.

13. (a) Sector Issues

- Growing water shortages, which are further worsened in periods of drought.
- The irrigation and drainage infrastructure has deteriorated overtime due to a combination of age, chronic under-funding of maintenance and repair (M&R), and lack of appropriate asset management planning.
- Gaps in meeting financial sustainability of the system owing to low recovery of Abiana, inefficient operational regimes and low M&R funding.
- Lack of participatory approach in operations, maintenance and management of irrigation services leading to inefficiencies, inequities and lack of ownership by users.
- Imprudent and inefficient utilization and management of groundwater.

(b) Sector Strategy

- Implement structural measures for optimal utilization of surface water resources.
- Plan effective utilization of public investments for modernization of irrigation infrastructure.
- Develop and practice holistic approaches to optimize surface and groundwater use efficiencies with the aim to maximize agricultural productivity of irrigated lands.
- Mitigate environmental degradation and groundwater mining.
- Extended broad-based institutional reforms already initiated in the province to achieve improved service delivery targets.
- Extended and improve drainage flood protection, hill torrent management and command area development interventions in riverine and rain-fed (Barani) areas.

14. Relationship of the project with sectoral policy / growth strategy, 2024

The following goals of Punjab Growth Strategy 2024 are being addressed by Irrigation Department.

- Mapping learning infrastructure & facilities.
- Updating curriculum review & training portfolio.
- Building faculty capacity & competency standards.
- Establishing assessment benchmarks & credentialing.

15. Alignment with Punjab spatial strategy, 2047 (comments of urban unit)

Not received/provided yet

16. Other Major on Going and Potential Projects in the Sector

- Construction of Flood bund from Hairo Flood Bund to Raikh Baghwala Flood Bund on Right side of River Indus (to project head regulator of Kadra Creek and adjoining abadies)
- Flood protection of Kamoki and adjoining areas
- Rehabilitation and up-gradation of Trimmu Barrage, Punjnad Head Works
- Construction of Jalalpur Irrigation project and its System.
- Improvement of Irrigation Water Supply at Tail Reaches of Irrigation Channels of Minors in Selected Area of Punjab.
- Construction of Dadhocha Dam
- Construction of Sorra Dam
- Construction of Ghabir Dam

17. General Abstract of Cost

Sr. No.	Description	Original Approved PC-I Cost	Revised PC-I Cost (Proposed)	Difference
1.	Cost of Land (Outfall to Muridke – Narowal Road)	2,089.304	2,774.870	685.567
2.	Cost of Land (Muridke – Narowal Road to B.R.B.D Link Canal)	189.080	239.617	50.537
3.	Cost of Land (B.R.B.D Link Canal – M.R Link Canal)	666.225	921.680	255.454
4.	Sub Total:-	2,944.609	3,936.167	991.558
	Add 50% cost of Desilting (share of Punjab Component)	230.876	230.876	0.000
	G. Total:-	3,175.485	4,167.043	991.558

18. Unit Cost

N/A

19. Period of Implementation

103 Months till June 2025

20. Annual Recurring Expenditure

N/A

21. Requirement of vehicle/ staff/consultancy

Not required

22. Existing Facility

Flood control embankments and drainage systems along the different Nullahs in the area are in place to divert excess water during heavy rains. However, to prevent the flooding hazard in Tehsils in Sheikhpura, Muridke, Kamoke, Pasrur & Daska, this project is crucial

Part-B

23. Technical Appraisal

Irrigation Sector

The Pre-PDWP meeting of the scheme was convened on 24-02-2025 under the Chairmanship of Member (Water) P&D Board, Lahore. The comments / observations

raised by Irrigation and Consultancy Sectors of P&D Board, replies by sponsoring agency and decisions of Pre-PDWP are juxtaposed as under:

Sr. No	Observations	Departmental Reply	Pre-PDWP Decision																								
IRRIGATION SECTOR																											
1.	The allocation for the scheme for FY 2024-25 is only Rs. 1.000 million. Sponsor may justify how this project will be executed with such a meager allocation/funding.	An amount of Rs: 1.000 Million allocated during current financial year 2024-25 against A.A. for Rs: 3175.485 and balance amount according to submitted revised PC-I, to the tune of Rs: 988.00 Million will have to be required for completion of project.	Noted																								
2.	In the Revised PC-I, an additional 430.778 acres of land is proposed to be acquired for the project completion. The sponsor may justify the reasons for the additional land acquisition and scope.	The length of the Nullah increase and also change of alignments of Deg Nullah the additional land of 430.778 acres is required to be acquired hence the major cause of revision of the PC-I.	Noted																								
3.	The land approved for acquisition in the original PC-I is 1,308.277 acres. The sponsor may confirm whether this land has been fully acquired. If not, the sponsor may provide the updated status of land acquisition.	The land proposed for completion of the Project had already been processed for acquisition but the payments are pending due to paucity of funds.	Noted																								
4.	The pending liabilities due to writ petitions filed by landowners in various courts need to be thoroughly addressed in the revised PC-I. The sponsor may provide an update on the status of these cases.	The case is pending in the Lahore High Court since last many years.	Noted																								
5.	Economic analysis is an important component of any development project, but it is missing in the submitted revised PC-I. The sponsor may incorporate the economic analysis accordingly.	Already attached at Page No. 56-60	Noted																								
6.	Sponsor may provide the potential environmental effects by the execution of the project.	SEMU Performa is already attached at Page 25-33	Noted																								
7.	After adding the additional scope of land acquisition, now the cost has enhanced to Rs.3 Billion (approx.). Therefore, the award process would require approval of the Provincial Government. Sponsors may provide the land area statement (award) dully verified by the SMBR.	Already attached at attached at Page 209-224 Tehsil Ferozwala, 296-320 Tehsil Muridke 629-632 Tehsil Daska, 686-693 Tehsil Pasrur.	Noted																								
8.	The additional provision of 8% compound interest (Rs.205.545 Million vide page No.42) may be justified with documentary evidence.		Noted																								
9.	Sponsor may also attach the following information:- <table><tr><th>Sr. No</th><th>Detail</th><th>Amount in Million</th><th>Timelines for completion</th></tr><tr><td>1.</td><td>Land Cost Paid (Award Completed)</td><td></td><td></td></tr><tr><td>2.</td><td>Land cost yet to be paid Award Completed</td><td></td><td></td></tr><tr><td>3.</td><td>Land Cost Not Paid (Award under Process)</td><td></td><td></td></tr></table>	Sr. No	Detail	Amount in Million	Timelines for completion	1.	Land Cost Paid (Award Completed)			2.	Land cost yet to be paid Award Completed			3.	Land Cost Not Paid (Award under Process)			<table><tr><th>Amount in Million</th><th>Timelines for completion</th></tr><tr><td>1441.722</td><td>Completed</td></tr><tr><td>24.705</td><td>To be completed up to 30.06.2025</td></tr><tr><td>2469.740</td><td>To be completed up to 30.06.2025</td></tr></table>	Amount in Million	Timelines for completion	1441.722	Completed	24.705	To be completed up to 30.06.2025	2469.740	To be completed up to 30.06.2025	Noted
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10.	Sponsors have indicated 50% share of Punjab (Rs.230.000 Million) for land leveling and site clearing. Justify the share viz-a-viz adding the share of Government of Pakistan.	Cost of package D amounting to Rs: 461.752 Million will be shared @ 50:50 Cost sharing basis between the Federal and Provisional Government as already approved in AA of Channelization of Deg Nullah Copy attached and also already approved in said original PC-I.	Noted																								
11.	Technical Section /Consultant (ID)																										
12.	Original and revised alignment may be provided.	L-Section attached showing the original and revised length of the Nullah.	Noted																								

Sr. No	Observations	Departmental Reply	Pre-PDWP Decision																																												
13.	Land acquisition plan showing of site center line and width and revised center line and width may be provided.	L-Section attached showing the X-section at different location of the Nullah.	Noted																																												
14.	Land acquisition award and payment made to the owners, details may be provided.	Attached.																																													
15.	Year wise allocation, release and expenditure statement may be provided.	<table border="1"> <thead> <tr> <th>Fiscal Year</th><th>Allocation</th><th>Release</th><th>Expenditure</th></tr> </thead> <tbody> <tr> <td>2016-17</td><td>100.000</td><td>2000.000</td><td>2000.000</td></tr> <tr> <td>2017-18</td><td>100.000</td><td>100.000</td><td>99.999</td></tr> <tr> <td>2018-19</td><td>250.630</td><td>244.848</td><td>190.823</td></tr> <tr> <td>2019-20</td><td>950.233</td><td>475.120</td><td>475.120</td></tr> <tr> <td>2020-21</td><td>50.000</td><td>-</td><td>-</td></tr> <tr> <td>2021-22</td><td>150.000</td><td>150.000</td><td>150.000</td></tr> <tr> <td>2022-23</td><td>259.543</td><td>259.543</td><td>259.543</td></tr> <tr> <td>2023-24</td><td>2.750</td><td>2.750</td><td>2.645</td></tr> <tr> <td>2024-25</td><td>1.000</td><td>1.000</td><td>0.913</td></tr> <tr> <td>Total:-</td><td>1864.156</td><td>3233.261</td><td>3179.043</td></tr> </tbody> </table>	Fiscal Year	Allocation	Release	Expenditure	2016-17	100.000	2000.000	2000.000	2017-18	100.000	100.000	99.999	2018-19	250.630	244.848	190.823	2019-20	950.233	475.120	475.120	2020-21	50.000	-	-	2021-22	150.000	150.000	150.000	2022-23	259.543	259.543	259.543	2023-24	2.750	2.750	2.645	2024-25	1.000	1.000	0.913	Total:-	1864.156	3233.261	3179.043	Lapse of funds during 2018-19 may be explained.
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16.	How much amount has been increased due to increase in length of Deg Nullah and final rates applied by the BOR.	Detail attached.	Noted																																												
17.	Original land acquisition cost was 1725.65 Million as per minutes of the meeting of CDWP dated 04-08-2016. Why it was increase manifold.	The original PC-I based on the average Bae Cost but the DPAC approved the cost of per Acre according to current rate of land hence the amount of the project is increased.	Noted																																												
18.	Justification for increase in land for 1308.272 acres to 1739 acres and 430.778 acres additional land acquisition.	The length of the Nullah increase and also change of alignments of Deg Nullah the additional land of 430.778 acres is required to be acquired hence the major cause of revision of the PC-I.	Justifications for change in alignment may be justified.																																												
19.	Why the case for enhancement of rate of land was not contested up to Supreme Court of Pakistan.	Actually rate enhanced according to the DPAC meeting which was applicable, hence the department could not contested the Court of Law.	Not justified as per law. Responsibility in this regard may be fixed.																																												
20.	Details of increase in cost of land as per direction of the Court may be provided below for each piece of land. 1. Area of land 2. Amount assessed by the land acquisition collector / BOR. 3. Amount enhanced by the senior Civil Judge. 4. Amount finalized by the Lahore High Court, Lahore.	1. 25.059 Acres. 2. 18.546 Million. 3. 17.173 Million.	Reply is not according to observation which may be provided.																																												
21.	From Comparative statement at page 41, it revealed that portion process under section 5 is not completed. What's the reason?	Due to shortage of staff and non posting of regular LAC, as the some Tehsildars posted as LAC on Additional charge basis hence the section 5 is not completed within time.	Not justified. Reasons for delay may be properly given and responsibility in this regard may be fixed.																																												
22.	Land Acquisition Faisalabad calculated amount of 171.72 Million, what amount other increase. A summary sheet in this regard may be prepared and submitted for the scurrility.	1. Calculation made by LAC = 17.172 Million. 2. Compensation of Buildings =40.377 Million and T/Well etc. 3. Other increase cost of Land =934.009 Million. Total:- =991.558 Million	Not justified.																																												

Part-C

24. Economic/Financial Appraisal

N/A

Part-D

25. Environmental Appraisal

N/A

26. Consideration by Pre-PDWP

The Pre-PDWP meeting of the scheme was convened on 24-02-2025 under the Chairmanship of Member (Water) P&D Board, Lahore. The comments / observations raised by Irrigation and Technical Sector / Consultant (ID) of P&D Board has been attended by the administrative department. Hence the scheme is recommended for placement before PDWP.

27. Recommendations

The PC-I at a cost of **Rs. 4,167.043 Million** with the gestation period of **103 Months till June 2025** is submitted before PDWP for consideration.