

#### 6.4.2. Financial Justification

##### A. Financial Evaluation

On the condition that the lending terms for investment capital will be 5% annual rate of interest and the repayment period of 30 years with the grace period of 10 years for foreign exchange component, and 11% annual rate of interest and the repayment period of 25 years with the grace period of 5 years for local currency component, and that the average rate of water will be Rs. 9.0 per thousand gallons whereunder monthly water expense of a household will constitute 2% of its monthly income, the value of FIRR (= financial internal rate of return) has been computed at 6.6%.

If a project is to be feasible, the FIRR value is supposed to be over 8% at the least, and preferably over 12%. This is a general guideline adopted by World Bank and other financial institutions. Specifically, in the present Pakistan the annual rate of the opportunity cost of capital is estimated at around 14%.

The proposed lending terms on foreign loans are one of the standard cases for a project in the public sector. The terms on local loans are somewhat soft in that the annual rate of interest is by three points lower than the prevailing rate. They are supposed to be borne by the central government.

The water rate of Rs. 9.0 per thousand gallons is theoretically appropriate and reasonable since it means that a household will pay water charges corresponding to 2% of its income. But, it cannot be denied that the proposed rate is very high compared with the existing water tariffs and charges. If the rate is difficult to be implemented, and the willingness to pay of Rs. 6.49 is adopted in its stead, the difference of Rs. 2.51 must be covered by subsidies.

The FIRR value of 6.6% is by far low compared with the bank rate or the rate of the opportunity cost of capital in Pakistan. However, water supply is a public service and meant for the welfare of the people. In this regard the water supply organization should not make profit. But as a financial entity it must be prepared for unexpected disbursements. Also, financial losses in the first half of the project life must be lessened to the extent possible. For these reasons the value of FIRR should be somewhere between zero and around 14%. Actually, it is midway from both extremes.

#### B. Sensitivity Analysis

Sensitivity analysis from financial standpoint has been made by changing the conditions upon which the value of FIRR is computed.

In the first place, the annual rate of interest on local currency component is presupposed to be full 14%. As regard other factors in the lending terms and the average water rate, they are unchanged.

As a result of the analysis it has been discovered that under the lending terms of 14% annual rate of interest and the repayment period of 25 years with the grace period of 5 years for local component, and 5% annual rate of interest and the repayment period of 30 years with the grace period of 10 years for FEC, and the average water rate of Rs. 9.0 per thousand gallons, the value of FIRR is calculated at 4.1%.

This value itself is not to be argued about. The problem is the cashflow. As shown in the third page of Table C.IV-13 negative incremental benefits exceeding Rs. 200 million appear consecutively for 13 years. It cannot but put financial strains on the water supply organization.

The objective of the second analysis is to find out the water rate that will produce the FIRR value of 6% to 7% under the same lending terms as in the first case. The result is that water rate of Rs. 10.5 per thousand gallons produces the FIRR of 6.5%. In other words, if the terms on local component is not attenuated, the beneficiaries will have to pay Rs. 1.5 more to make up for it.

In the third case, under the given water rate of Rs. 8.0, the interest rates on both components that will produce the FIRR of 6% to 7% have been sought. It has been found that under the water rate of Rs. 8.0 per thousand gallons, and the lending terms of 4% annual rate of interest and the payback period of 30 years with the grace period of 10 years for foreign exchange component, and 9% annual rate of interest and the payback period of 25 years with the grace period of 5 years for local currency component, the value of FIRR is calculated at 6.8%. That is to say, if the water rate is cut by Rs. 1, interest rate on foreign exchange and local currency portions shall be cut by 1% and 2% respectively to retain the value of FIRR.

Lastly, it is clarified that if the water rate is further cut down to Rs. 6.5, interest rates on FC and LC must be lowered to 1% and 7% respectively to have the FIRR value of 6.6%.



## **CHAPTER VII. CONCLUSIONS AND RECOMMENDATION**



## CHAPTER VII. CONCLUSION AND RECOMMENDATION

### 7.1. Conclusion

The recommended alternative, in which the water conduction facilities consist of intake tower, pressure and free flow tunnel, water treatment plant, pumping station, service reservoir and pipeline, is technically feasible. In the alternative, about 78% of the total amount of the water to be distributed to Rawalpindi area would be served by gravity.

The operation and maintenance of the facilities will also be technically facile and economically unburdensome compared with other alternatives.

The EIRR level of 6.2% is a standard one for a project in the water supply sector, and as such the Project is primarily judged feasible. One point that is critically important is the magnitude and dimension of intangible benefits to be expected from the Project.

If one considers millions of people in the beneficiary areas to be saved from the sorrows of diseases and deaths as well as from the drudgery of unending daily water fetching in the generations to come, which is not properly represented in the EIRR value, and also far-reaching socio-economic effects such as the creation of healthier and more productive people and the development of commerce and industries culminating in accelerated growth and expansion of the economy in and around the project areas, which can be beyond the realm of EIRR, one cannot but conclude that the Project is definitely feasible.

The proposed water rate of Rs. 9.0 per thousand gallons is theoretically at the least within the paying ability of consumers. The proposed lending rates on investment capital are 5% for foreign

exchange component and 11% for local currency component. The latter is by 3% lower than the prevailing rate. Aspects of cashflow are not marked because the water supply service is essentially for the welfare of the people and thus based on a no profit, no loss principle. The FIRR value of 6.6% is reserved basically to alleviate financial losses in the first half of project life.

## 7.2. Recommendations

### A. Survey and Investigation

The following topographic survey/mapping and geological survey shall be undertaken prior to and or during detailed design stage by the project execution agencies of Pakistan and consultants. The survey items and quantities are discussed in Appendix C and the summary is described as under.

- The mapping with scale 1:5,000 shall be made for 13 km along the proposed tunnel route.
  - Topographical survey and mapping for major facilities shall be made with scale 1:500 to 1:1000.
  - Seismic survey, drilling, permeability test, geological and hydro-geological reconnaissance and rock test shall be executed to clarify conditions of rock mass and groundwater along the proposed tunnel route.
  - Geological survey such as drilling, standard penetration test and physical soil test for major facilities shall be executed during detailed design stage.
- B. An effective countermeasure to the shortage of water in the Khanpur Dam during a drought period of once in five years frequency must be given a foremost priority for future examination.
- C. To realize a sound management of water supply service thus leading the Project to a successful undertaking, the development and reinforcement of distribution networks and meter systems shall be pushed to the extent possible, and also the establishment of water tariff systems and the elevation of cost recovery rate shall be attained.
- D. The gap of a few percent between the prevailing bank rates and the proposed lending rates on investment capital shall be filled by the subsidies from the central government.



**DRAWINGS**



LIST OF DRAWINGS

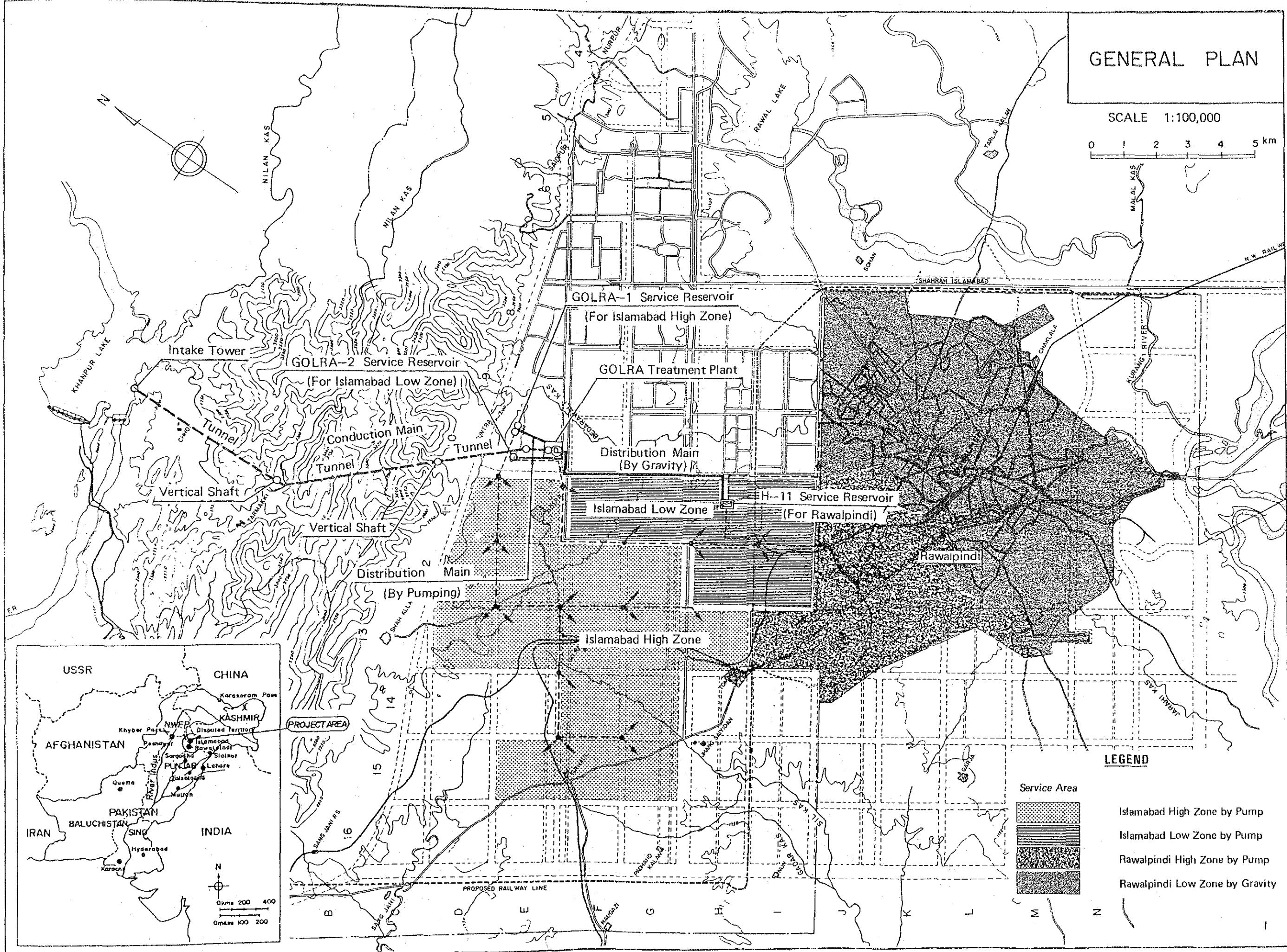
DWG.NO	TITLE
1	General Plan
2	Geological Map of Project Area (1)
3	" (2)
4	" (3)
5	" (4)
6	" (5)
7	Location Map of Existing Wells
8	Distribution of Specific Capacity of Wells
9	Location Map of Conduction Main
10	Geological Section Along Tunnel
11	Intake Tower
12	Stilling Works
13	Tunnel No.1 and Conduit Typical Section
14	Tunnel No.2 Typical Sector
15	Vertical Shaft
16	GOLRA Treatment Plant General Plan
17	General Layout of GOLRA Treatment Plan
18	Hydraulic Profile of GOLRA Treatment Plant
19	Mixing Well, Flocculation and Sedimentation Basin
20	Rapid Sand Filter
21	Clear Water Reservoir
22	Alum and Chlorination System Flow Diagram
23	Instrumentation Diagram
24	Elevation of Pumping Station
25	Pumping Station Ground Floor Plan
26	Pumping Station Basement Floor Plan
27	Pumping Station Longitudinal and Cross Section
28	Pumping Station Cross Section
29	GOLRA-1 Service Reservoir General Plan
30	GOLRA-1 Service Reservoir Plan
31	GOLRA-1 Service Reservoir Typical Section
32	GOLRA-1 Service Reservoir Pipe Section

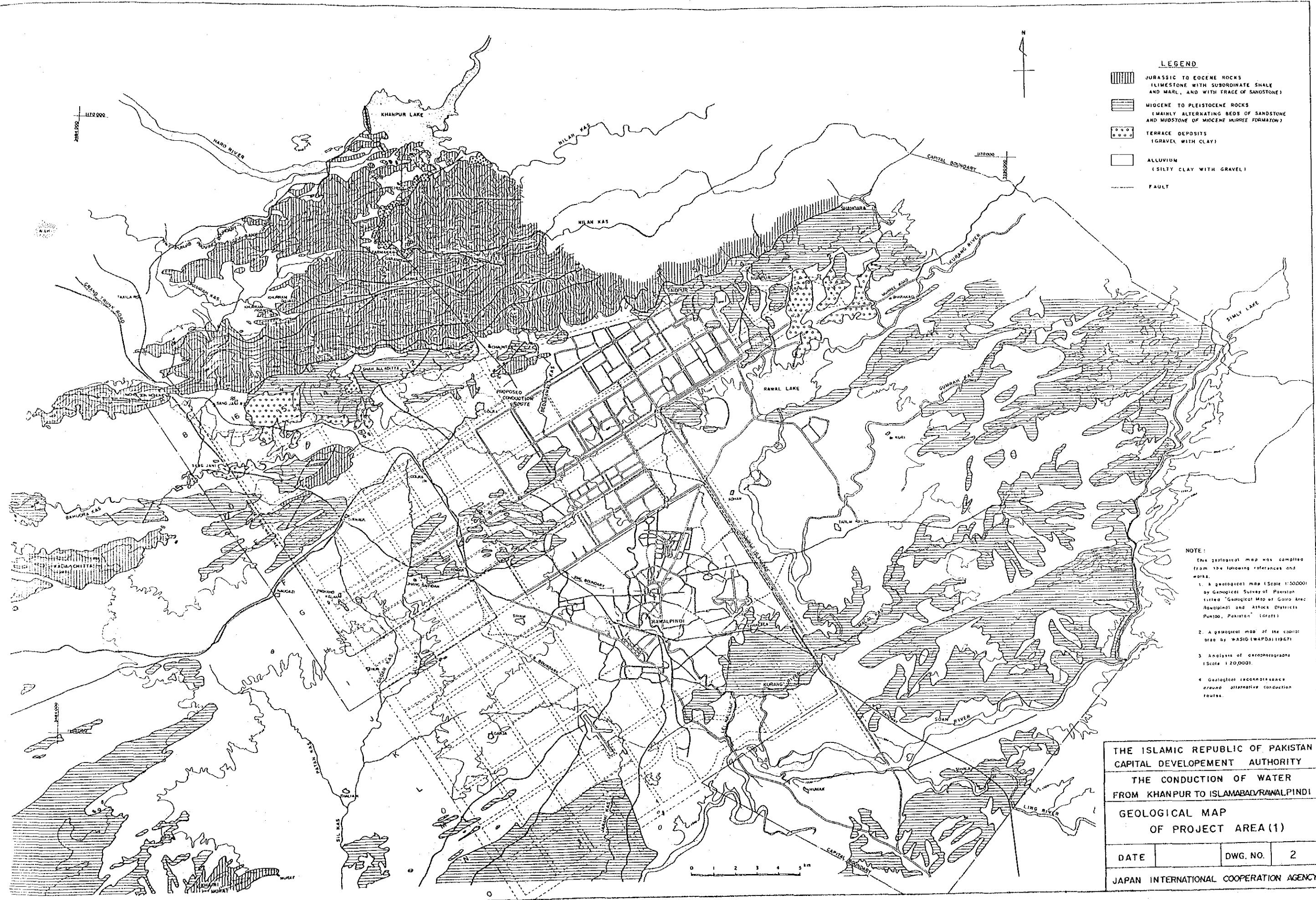
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33	GOLRA-2 Service Reservoir General Plan
34	GOLRA-2 Service Reservoir Plan
35	GOLRA-2 Service Reservoir Typical Section
36	GOLRA-2 Service Reservoir Pipe Section
37	H-11 Service Reservoir General Plan
38	H-11 Service Reservoir Plan and Section
39	Distribution Main for Islamabad High Zone Plan and Profile
40	Distribution Main for Islamabad Low Zone Plan and Profile
41	Distribution Main for Rawalpindi Plan and Profile (1)
42	" (2)
43	" (3)

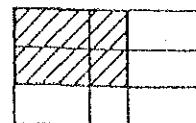
# GENERAL PLAN

SCALE 1:100,000

0 1 2 3 4 5 km







#### LEGEND

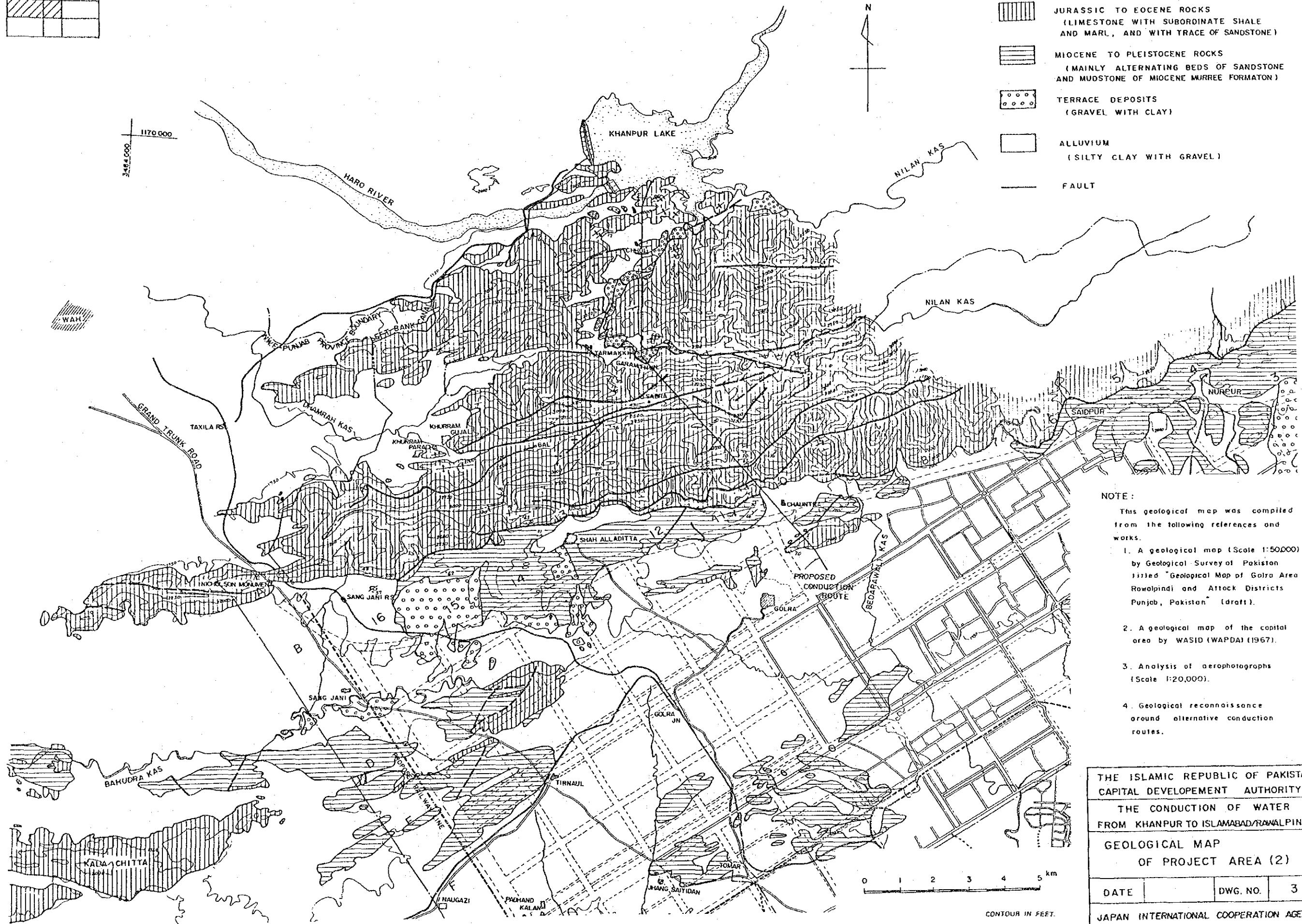
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(LIMESTONE WITH SUBORDINATE SHALE  
AND MARL, AND WITH TRACE OF SANDSTONE)

MIOCENE TO PLEISTOCENE ROCKS  
(MAINLY ALTERNATING BEDS OF SANDSTONE  
AND MUDSTONE OF MIOCENE MURREE FORMATION)

TERRACE DEPOSITS  
(GRAVEL WITH CLAY)

ALLUVIUM  
(SILTY CLAY WITH GRAVEL)

FAULT



#### NOTE :

This geological map was compiled from the following references and works.

1. A geological map (Scale 1:50,000) by Geological Survey of Pakistan titled "Geological Map of Golra Area Rawalpindi and Attock Districts Punjab, Pakistan" (draft).

2. A geological map of the capital area by WASID (WAPDA) (1967).

3. Analysis of aerophotographs (Scale 1:20,000).

4. Geological reconnaissance around alternative conduction routes.

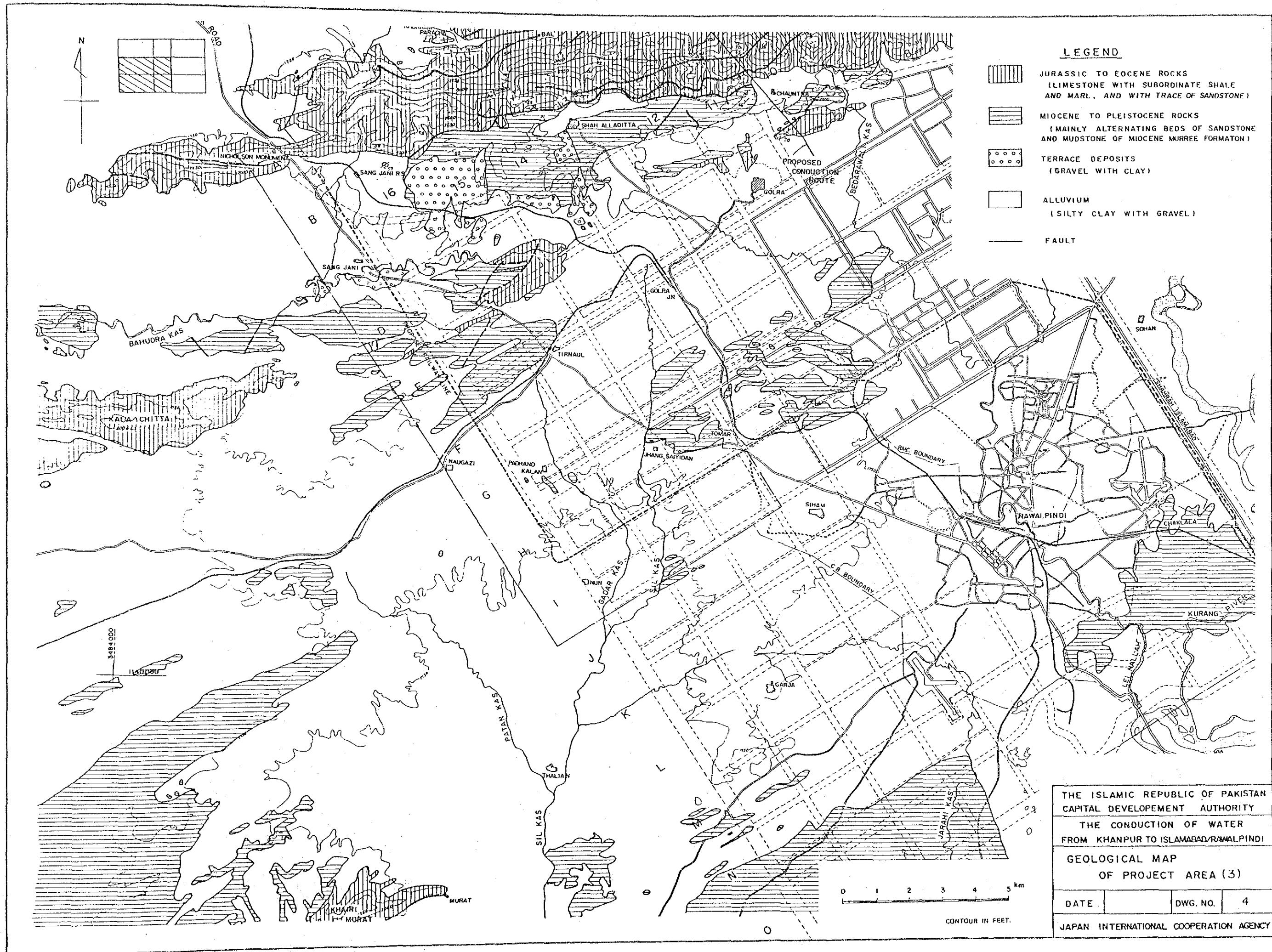
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CAPITAL DEVELOPMENT AUTHORITY

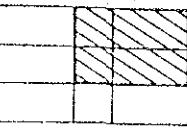
THE CONDUCTION OF WATER  
FROM KHANPUR TO ISLAMABAD/RAWALPINDI

GEOLOGICAL MAP  
OF PROJECT AREA (2)

DATE DWG. NO. 3

JAPAN INTERNATIONAL COOPERATION AGENCY

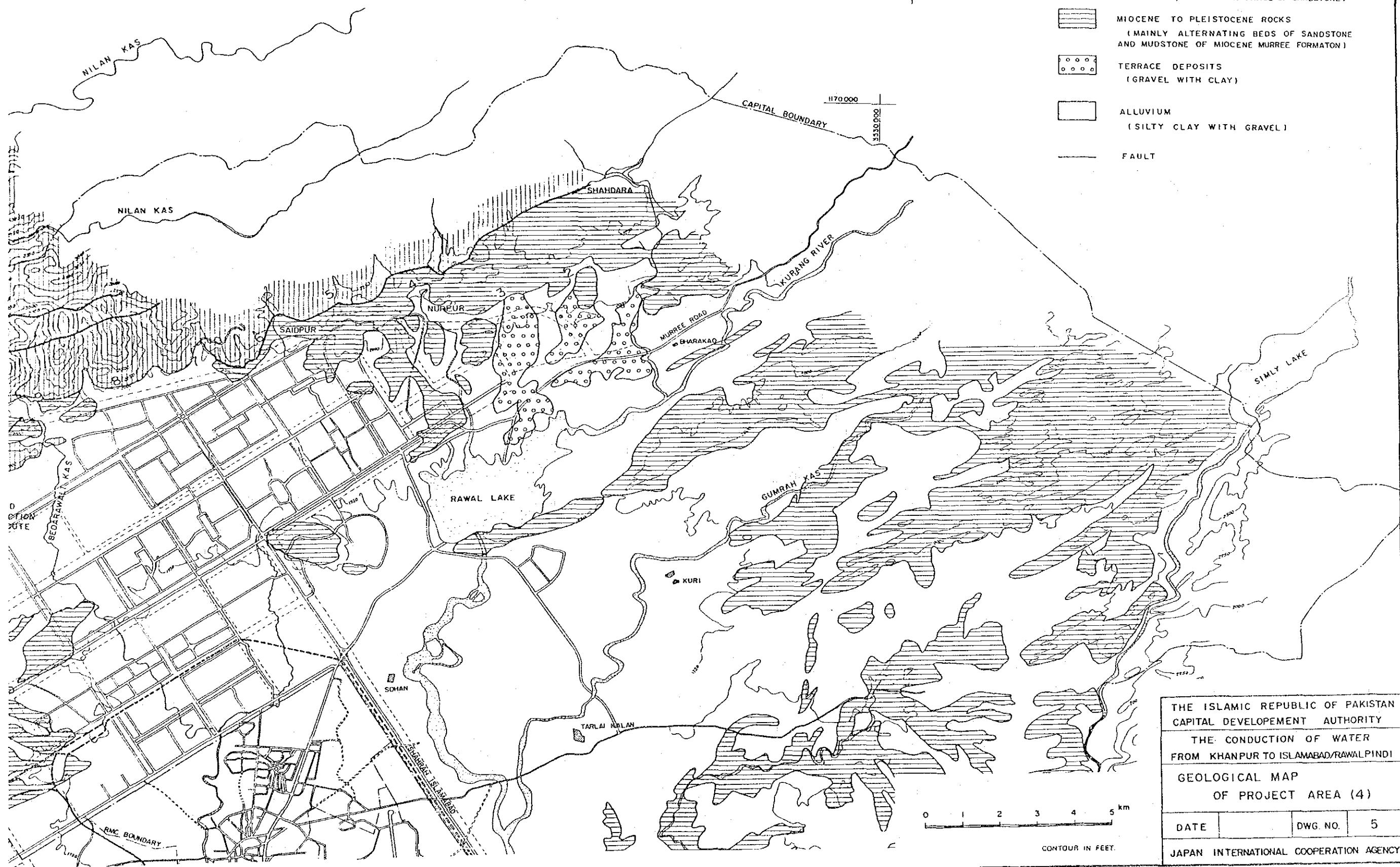




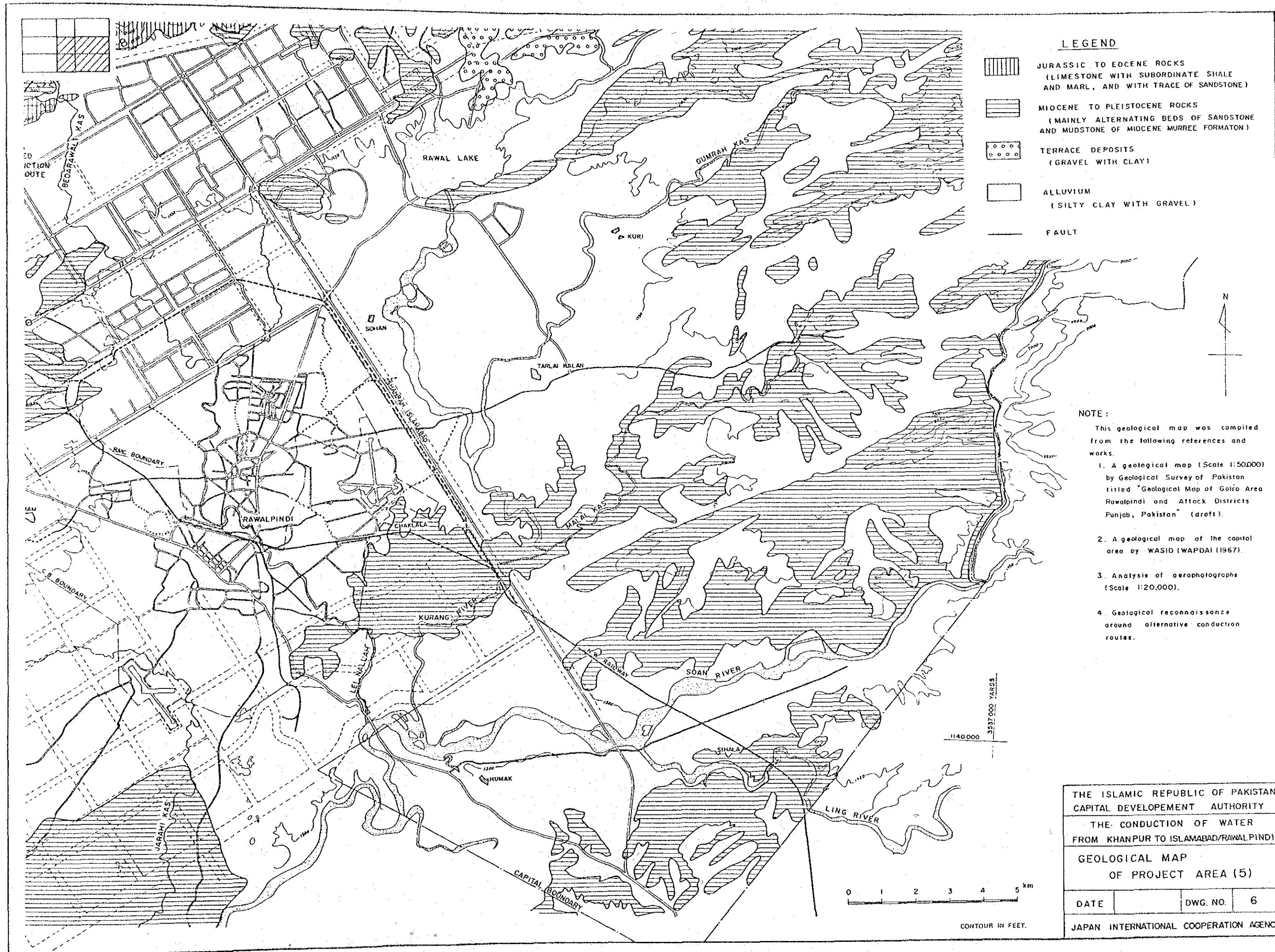
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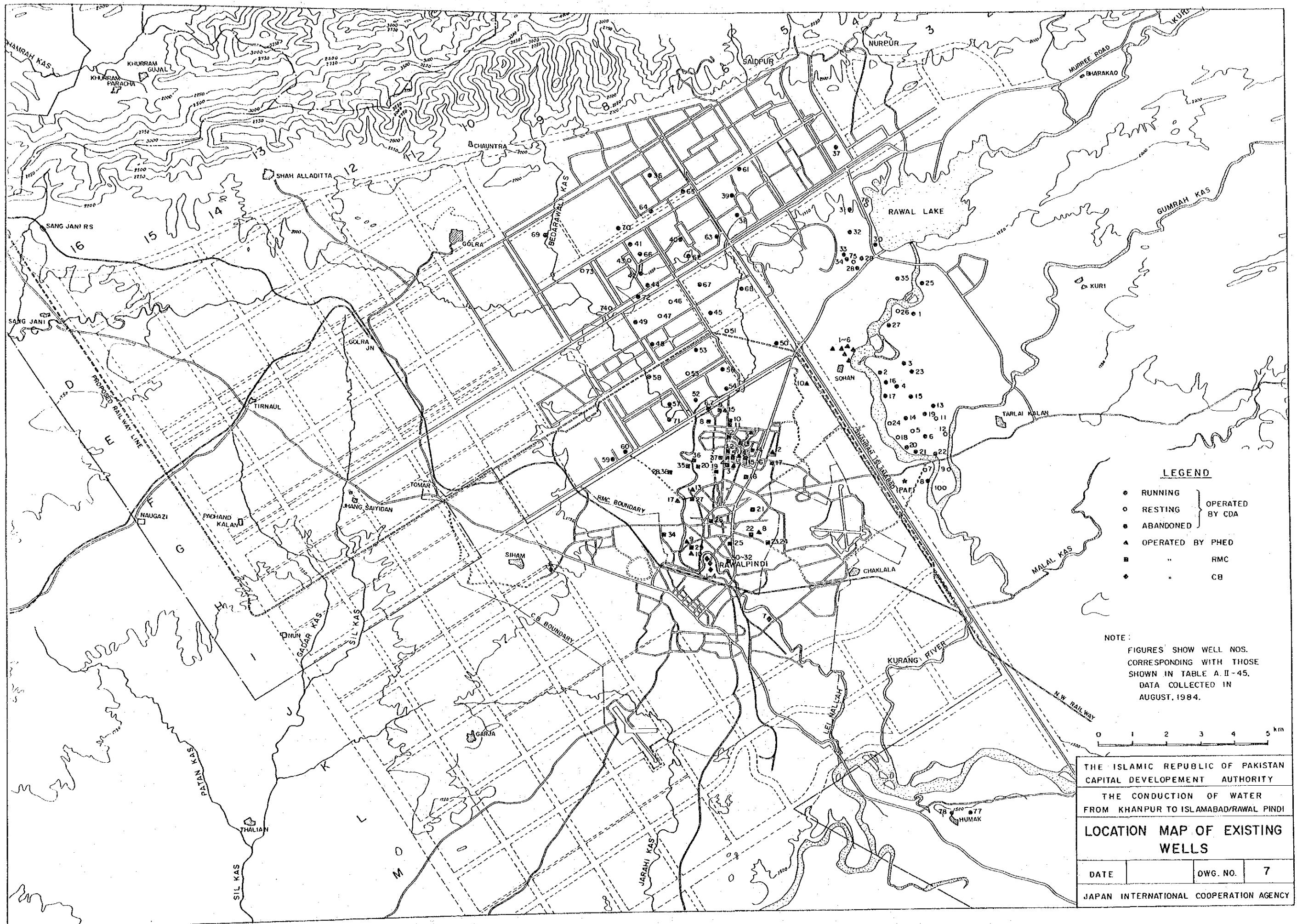
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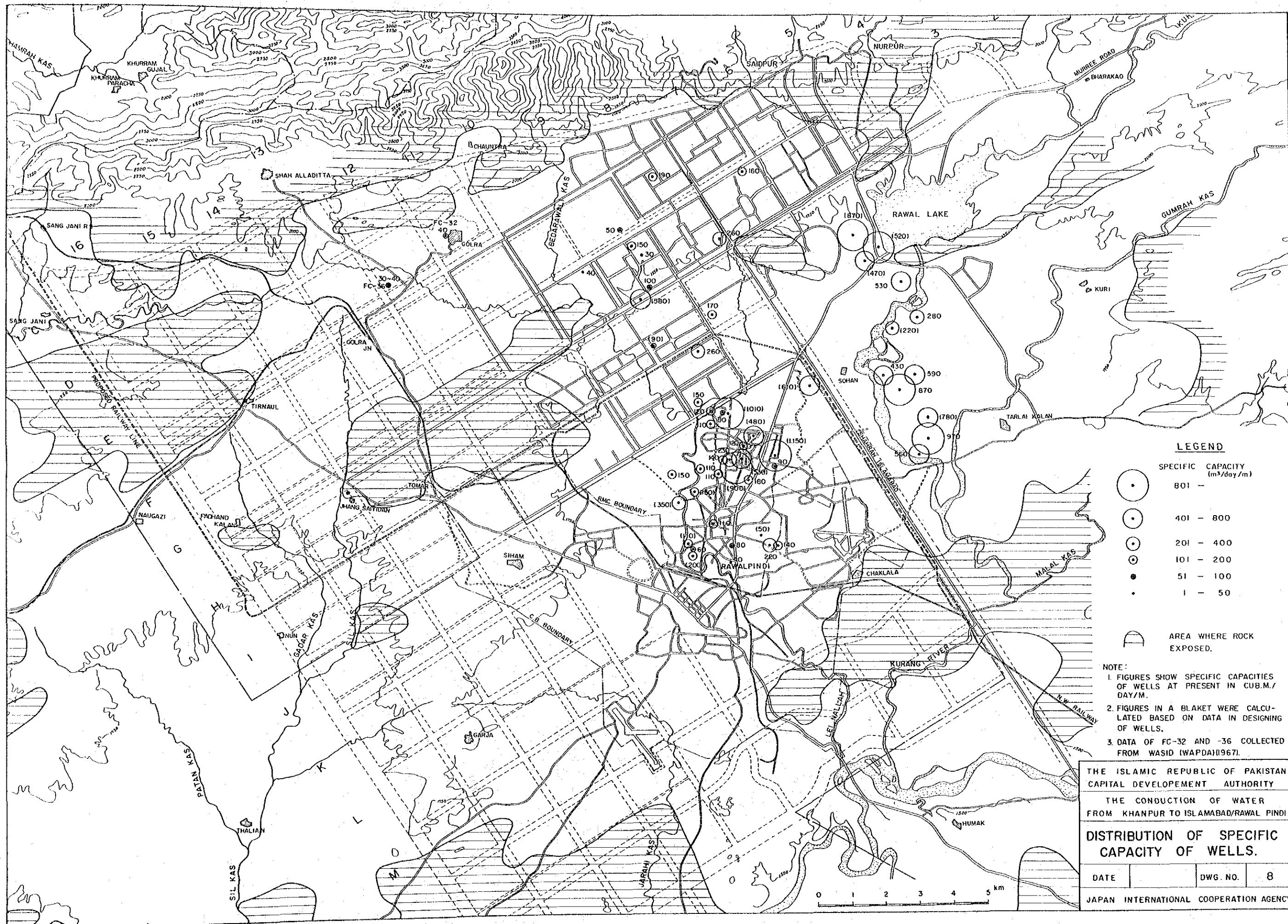
-  JURASSIC TO EOCENE ROCKS  
(LIMESTONE WITH SUBORDINATE SHALE AND MARL, AND WITH TRACE OF SANDSTONE)
-  MIocene TO PLEISTOCENE ROCKS  
(MAINLY ALTERNATING BEDS OF SANDSTONE AND MUDSTONE OF MIocene MURREE FORMATION)
-  TERRACE DEPOSITS  
(GRAVEL WITH CLAY)
-  ALLUVIUM  
(SILTY CLAY WITH GRAVEL)
-  FAULT

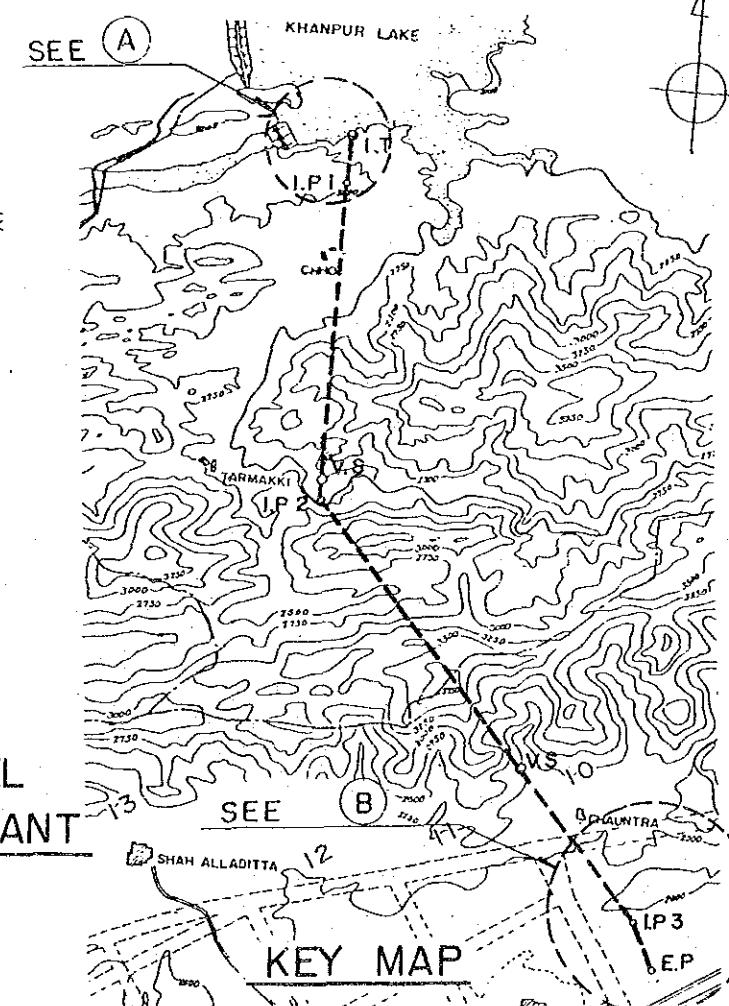
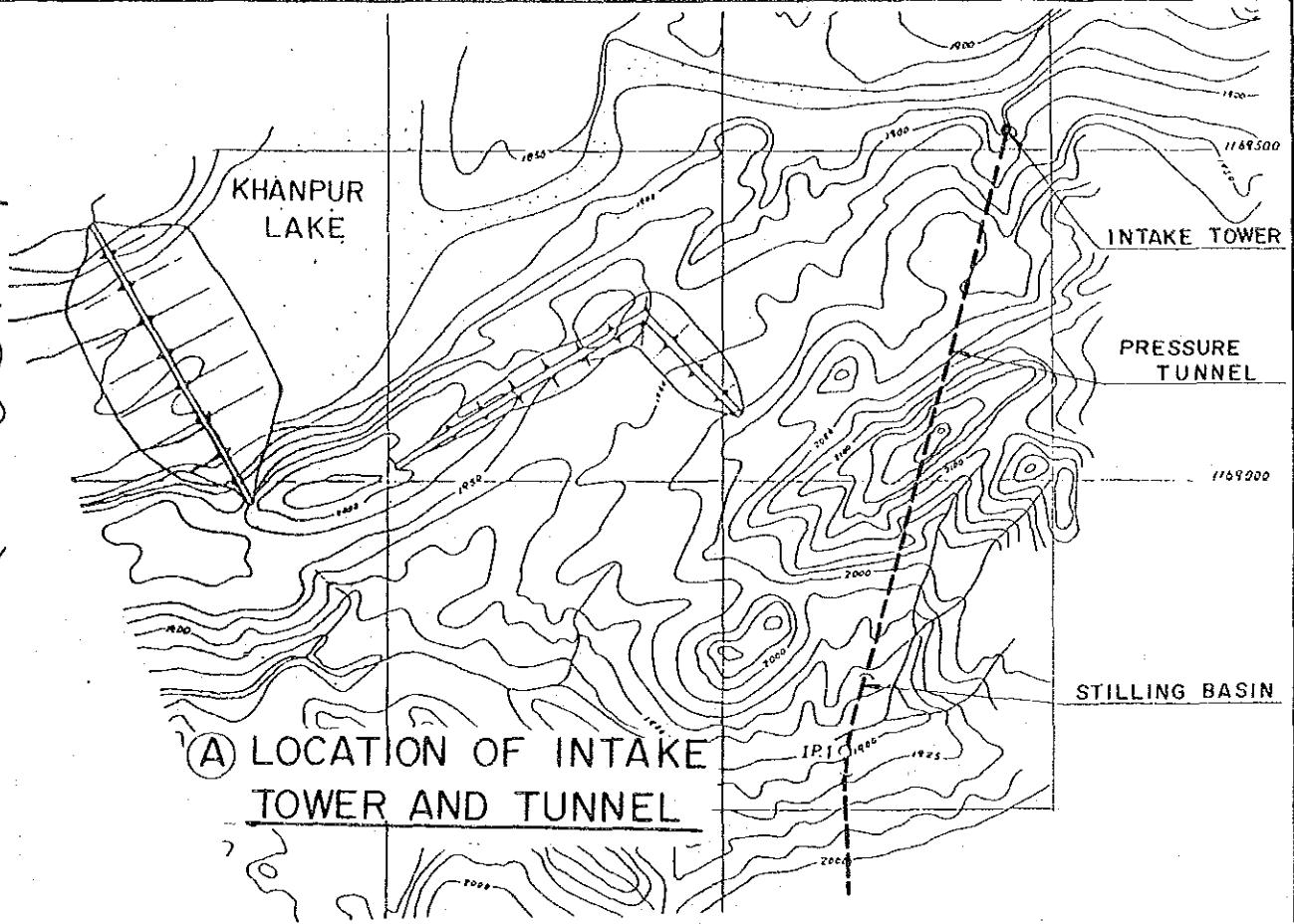
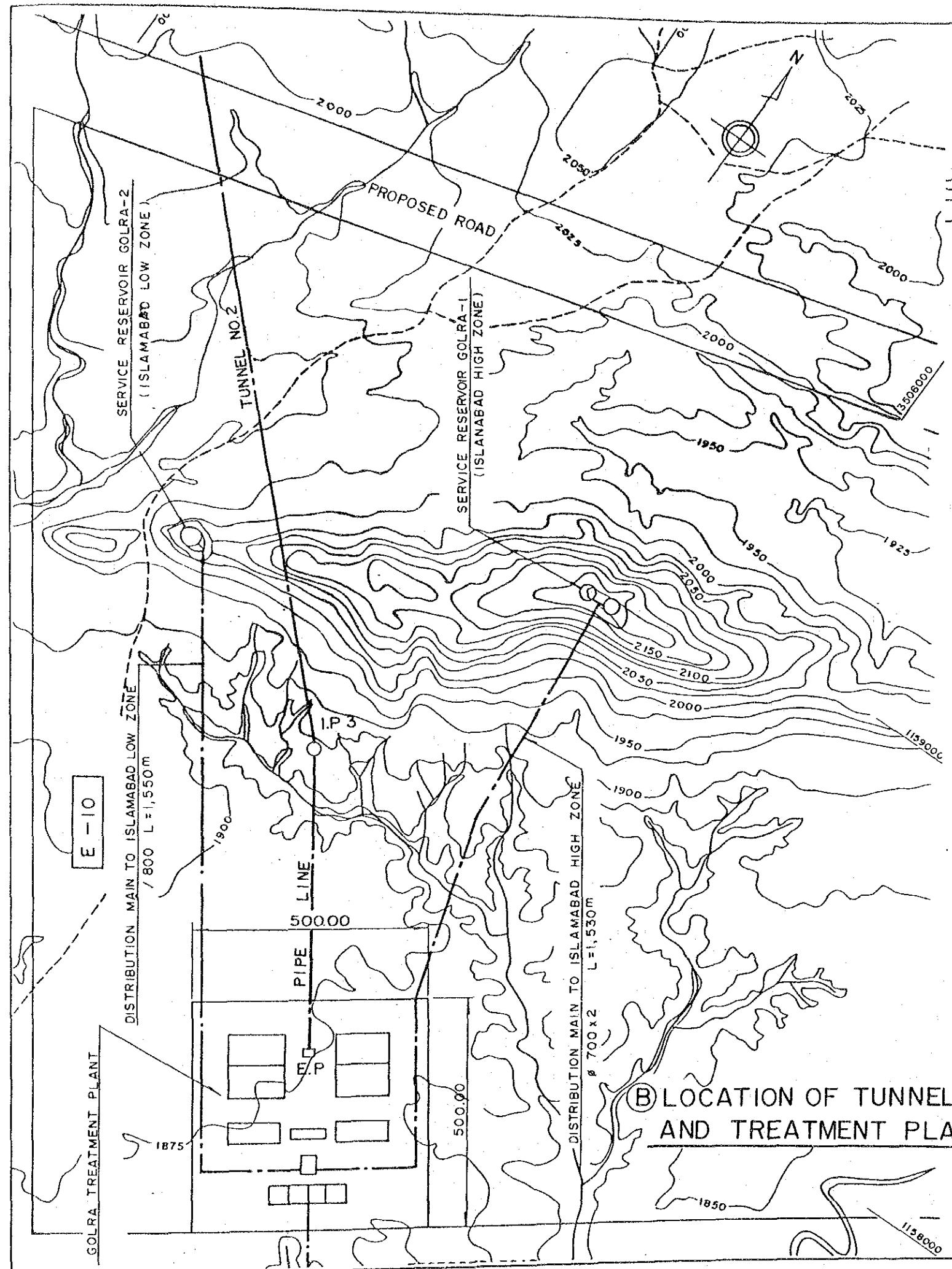


THE ISLAMIC REPUBLIC OF PAKISTAN CAPITAL DEVELOPMENT AUTHORITY		
THE CONDUCTION OF WATER FROM KHANPUR TO ISLAMABAD/RAWALPINDI		
GEOLOGICAL MAP OF PROJECT AREA (4)		
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JAPAN INTERNATIONAL COOPERATION AGENCY		

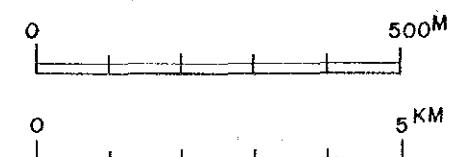




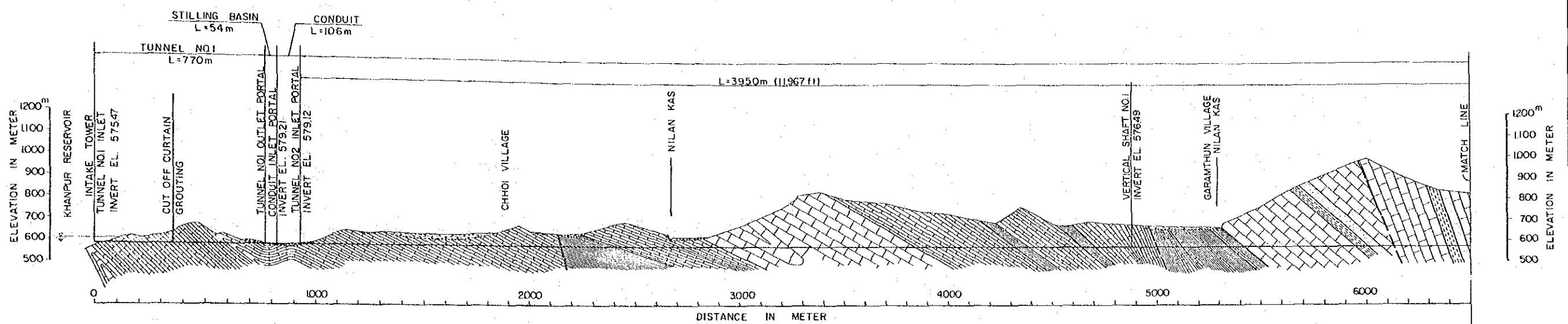




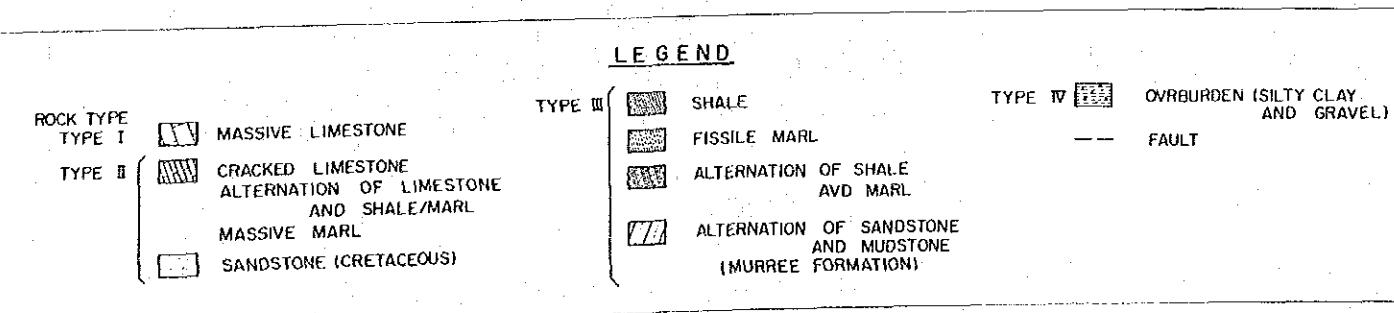
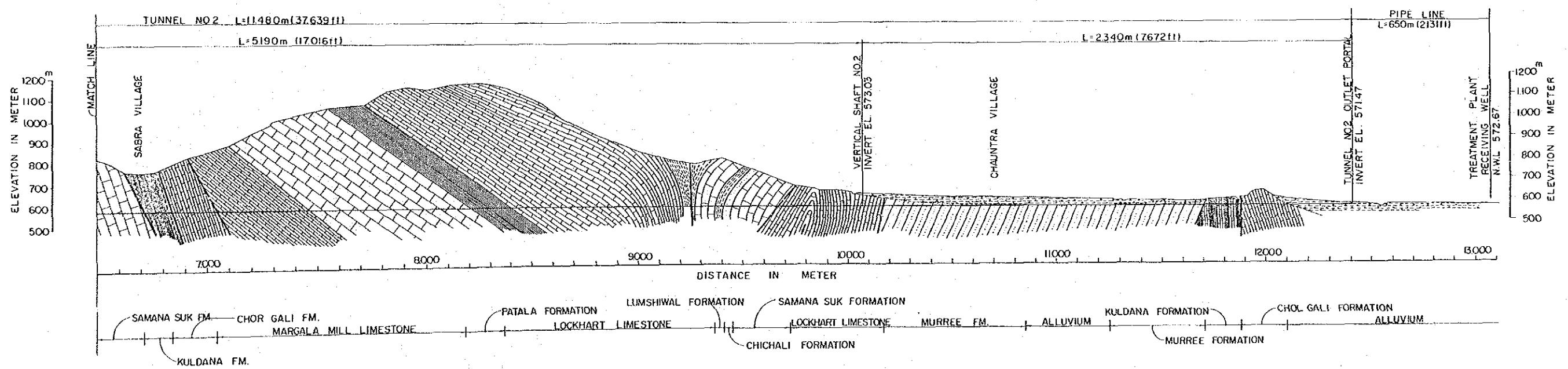
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NO. 2	1164000	3499788
NO. 3	1158168	3505328
E. P	1157565	3505708



THE ISLAMIC REPUBLIC OF PAKISTAN CAPITAL DEVELOPMENT AUTHORITY		
THE CONDUCTION OF WATER FROM KHANPUR TO ISLAMABAD/RAWALPINDI		
LOCATION MAP OF CONDUCTION MAIN		
DATE		DWG.NO 9
JAPAN INTERNATIONAL COOPERATION AGENCY		

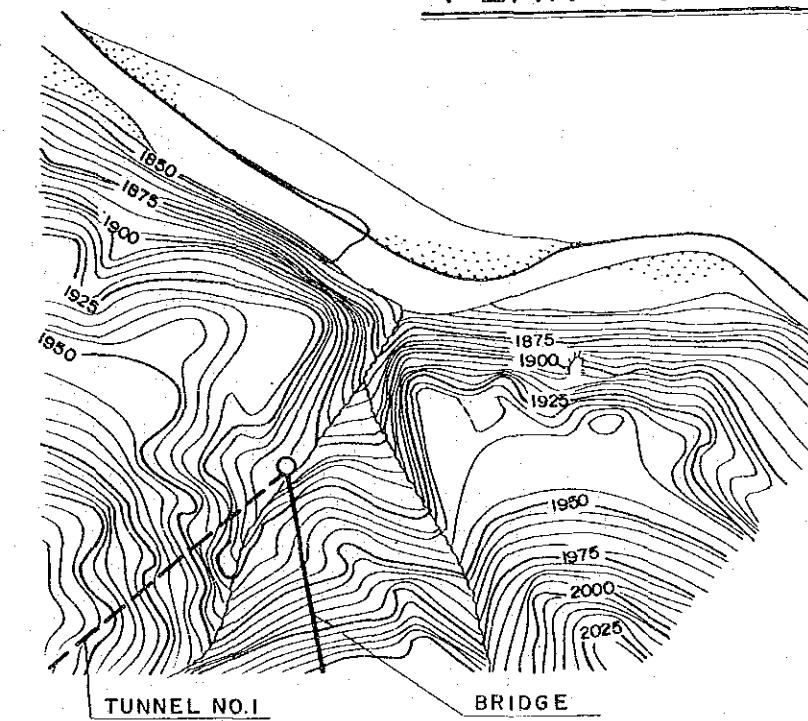
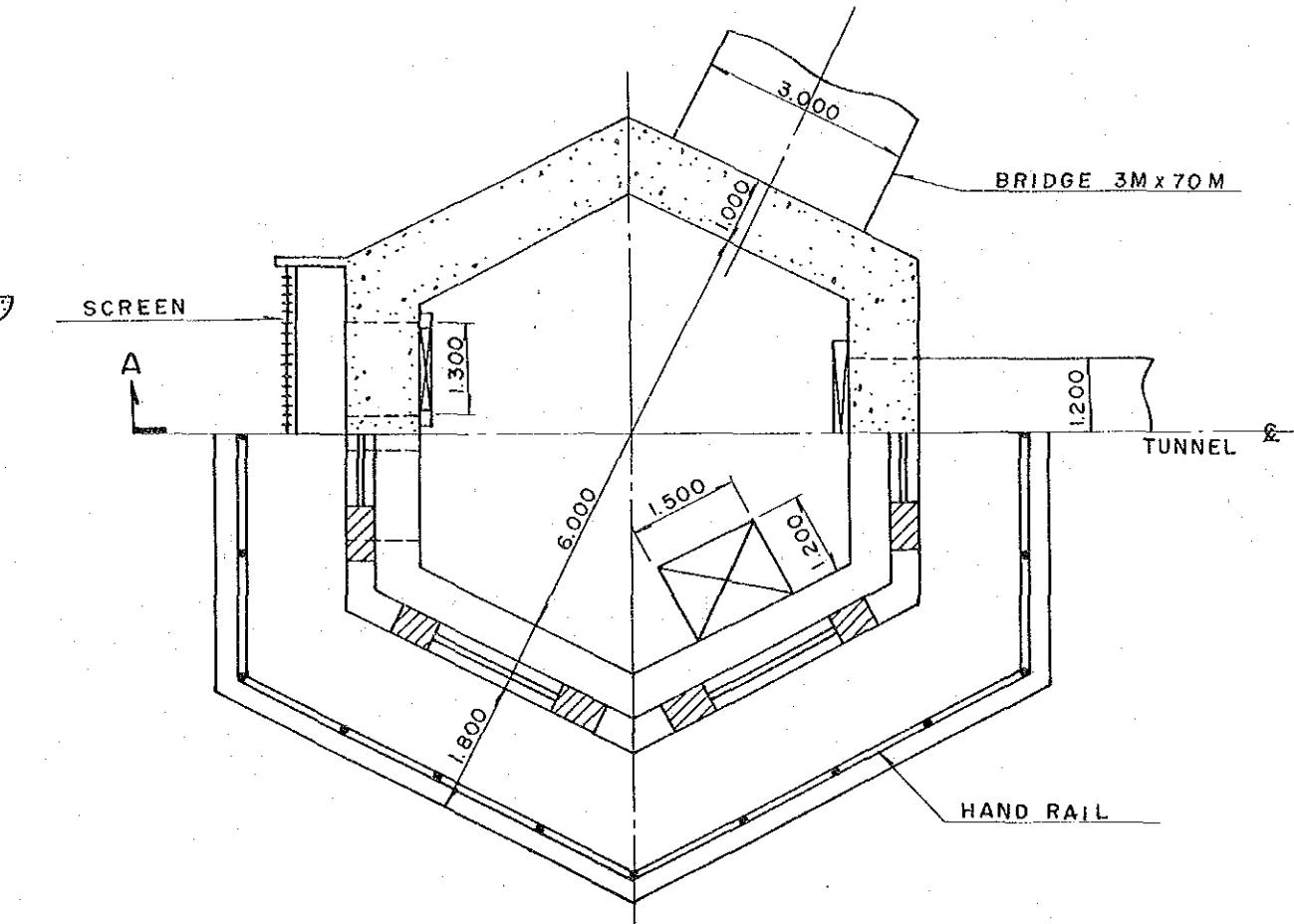
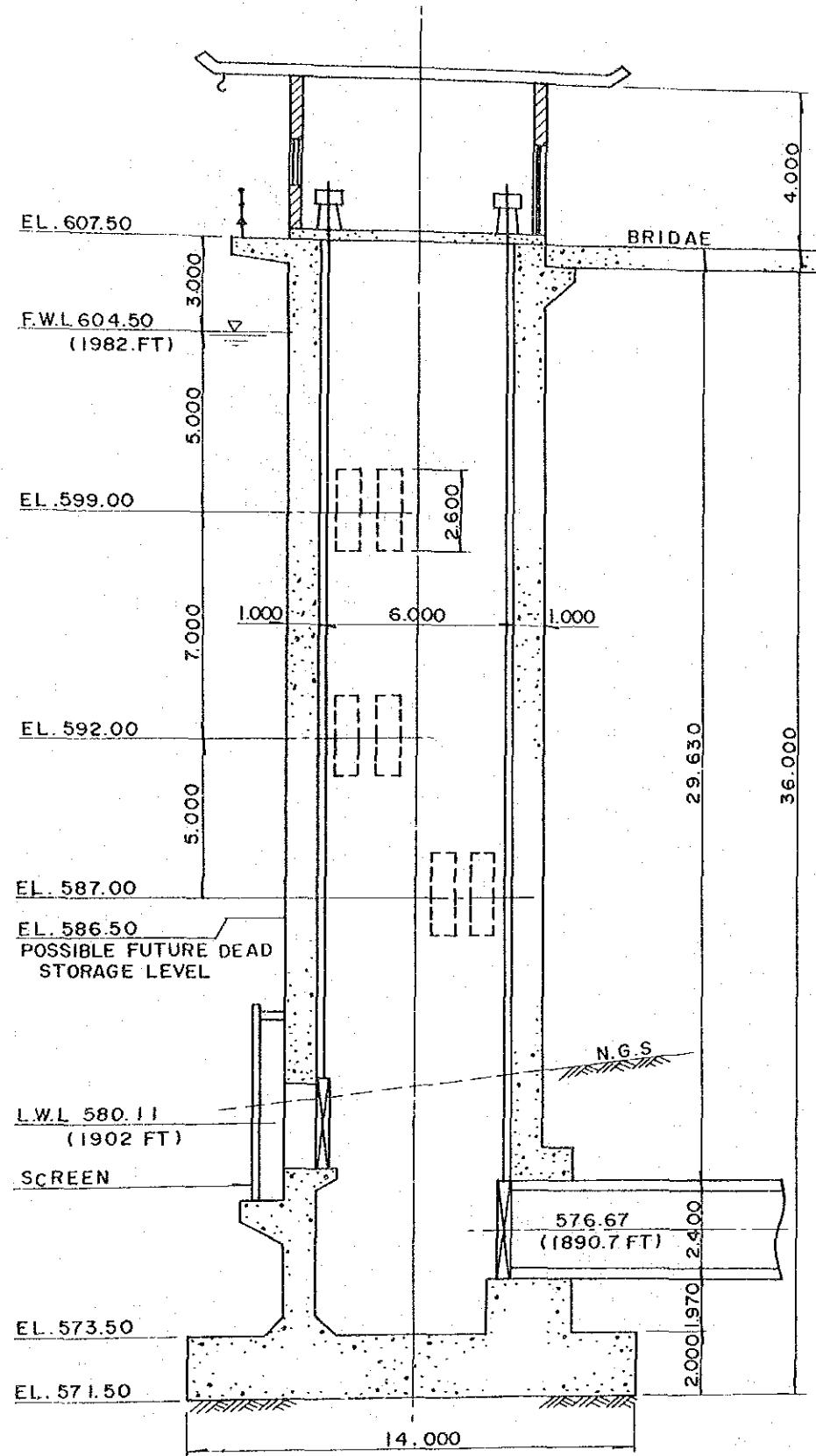


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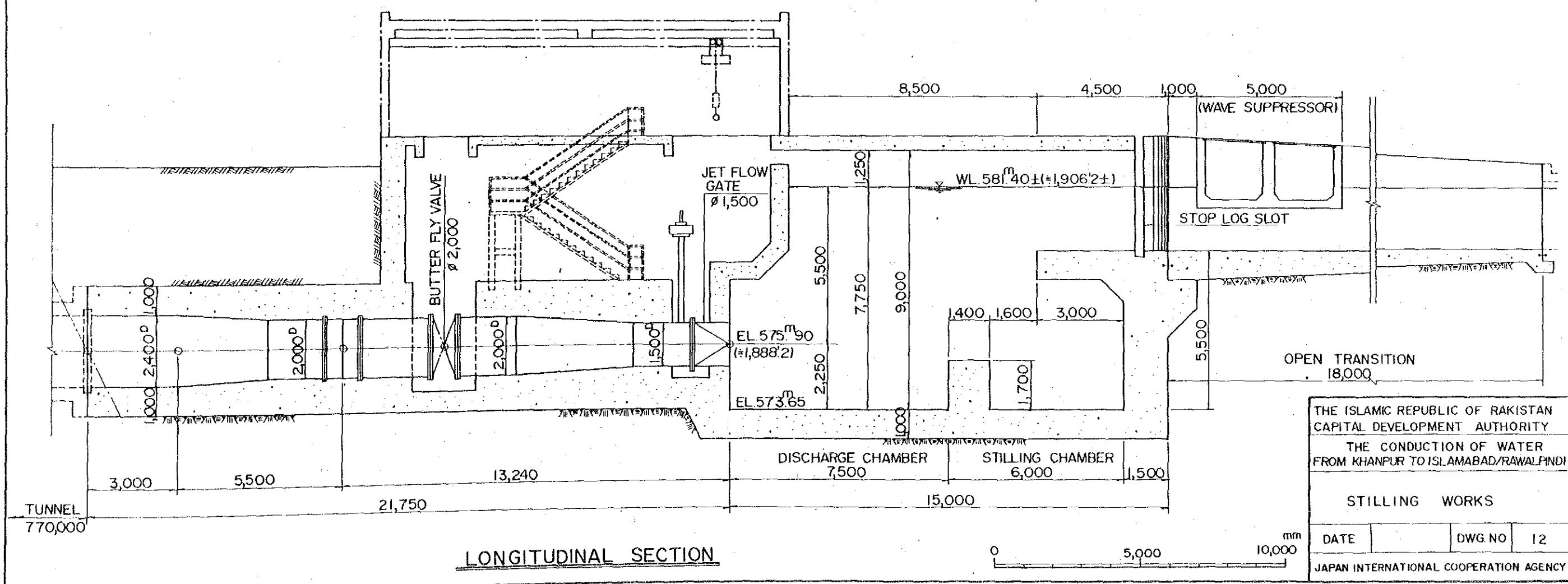
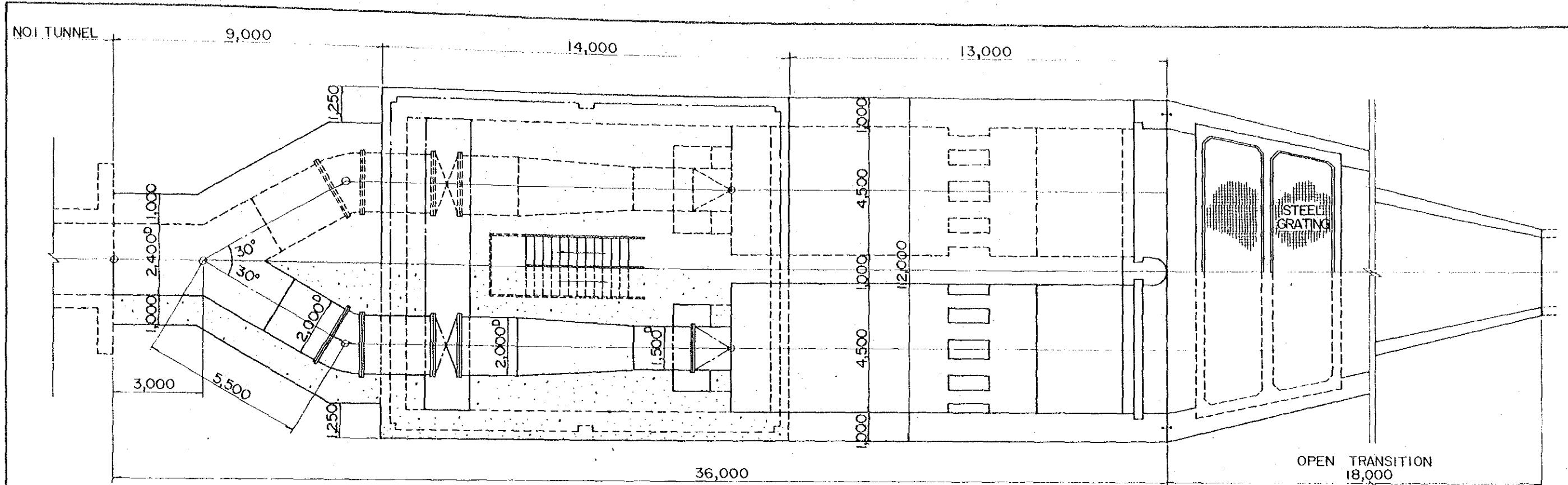


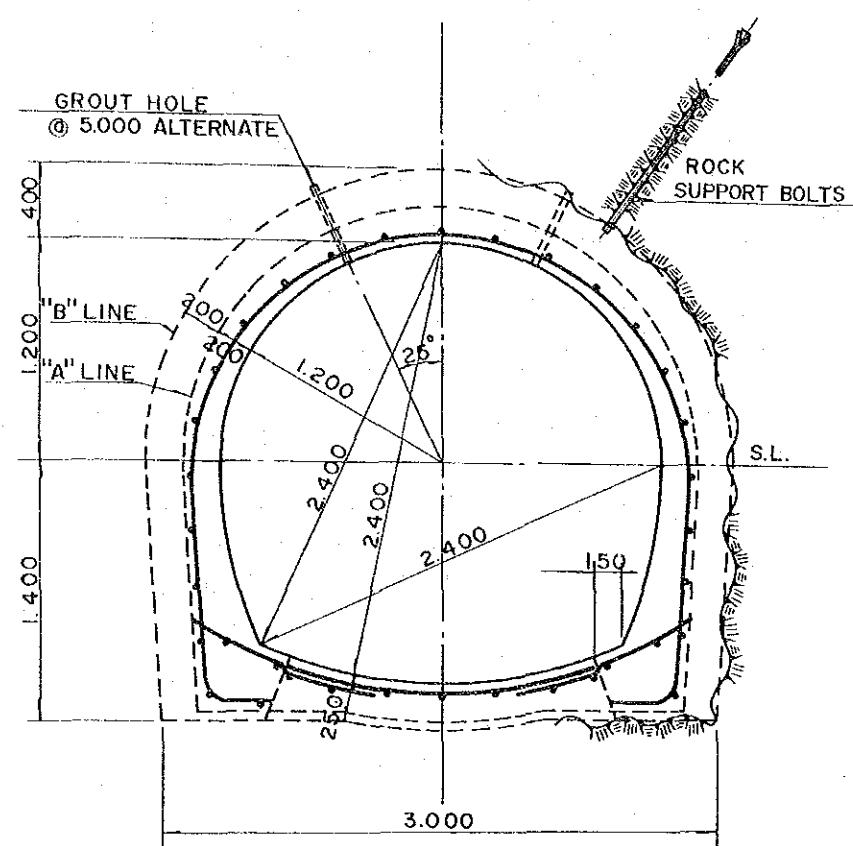
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THE CONDUCTION OF WATER FROM KHANPUR TO ISLAMABAD/RAWALPINDI		
GEOLOGICAL SECTION ALONG TUNNEL		
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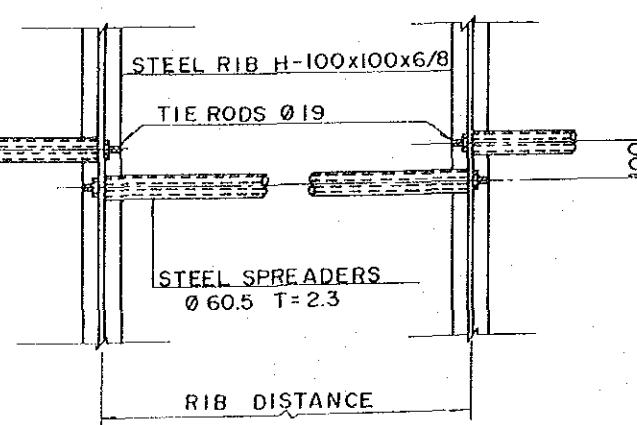


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THE CONDUCTION OF WATER FROM KHANPUR TO ISLAMABAD/RAWALPIND	
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DATE	DWG. NO.
II	
JAPAN INTERNATIONAL COOPERATION AGENCY	

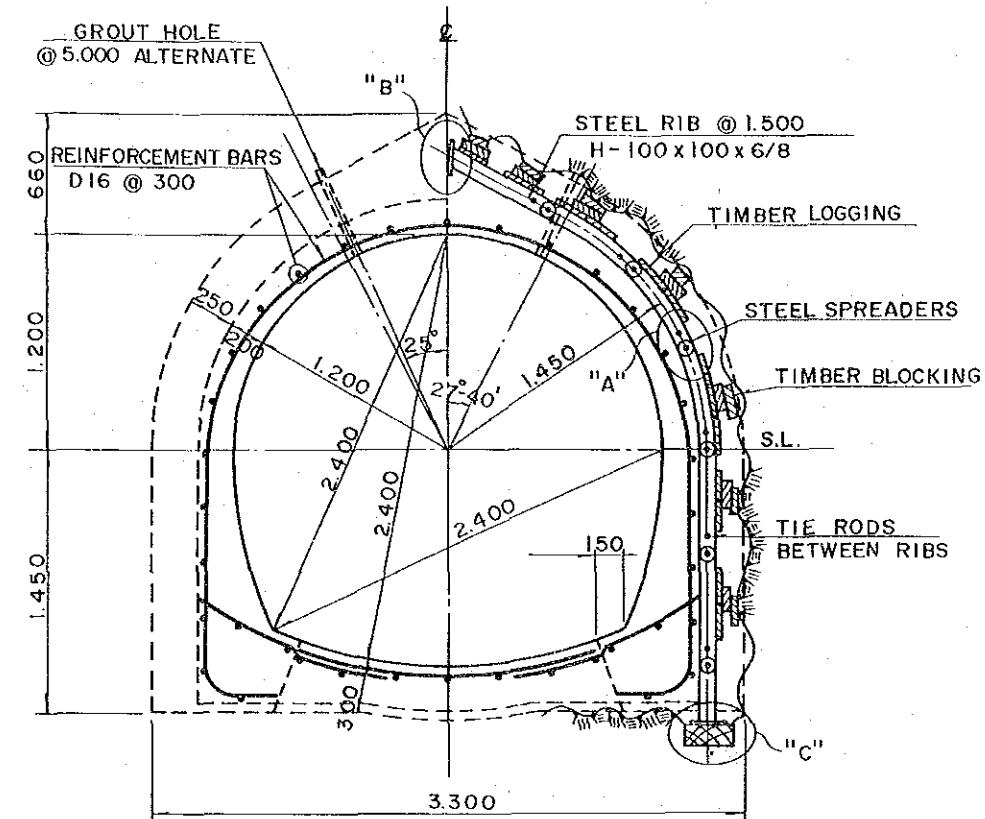




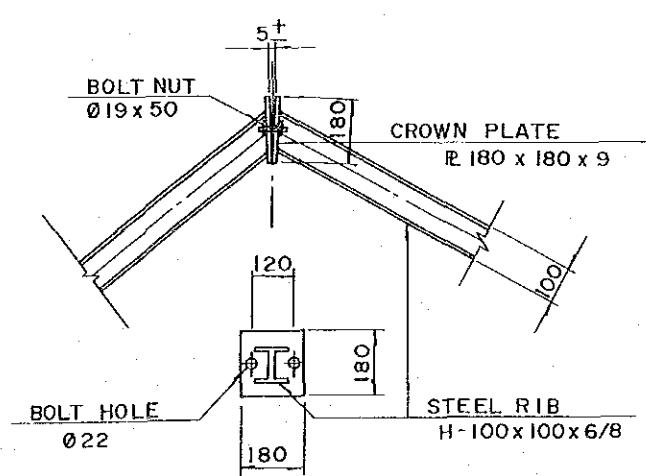
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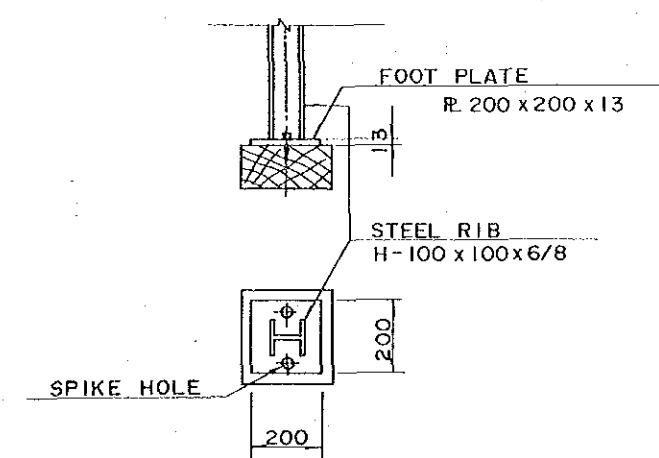
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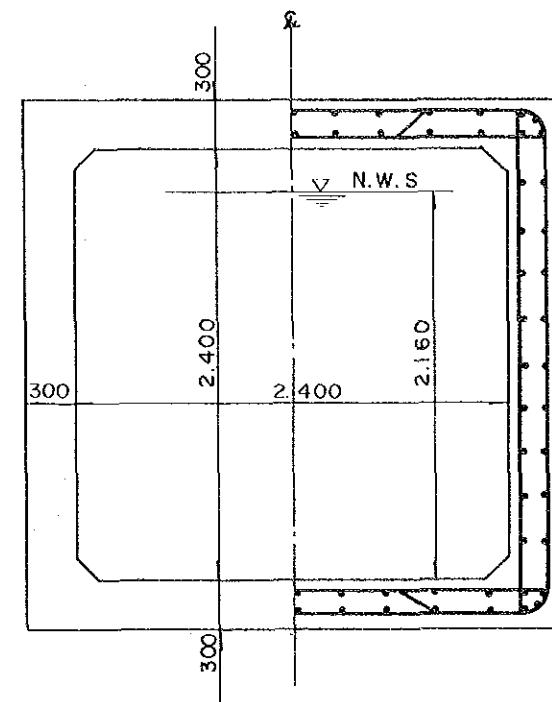
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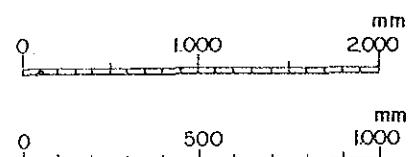
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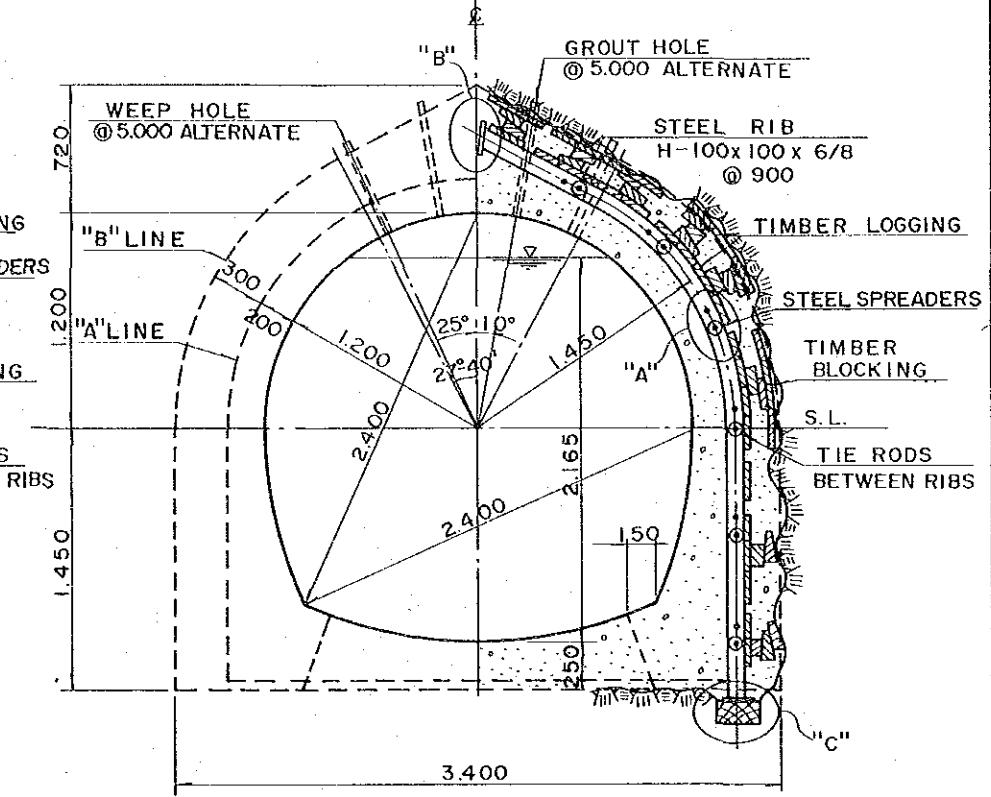
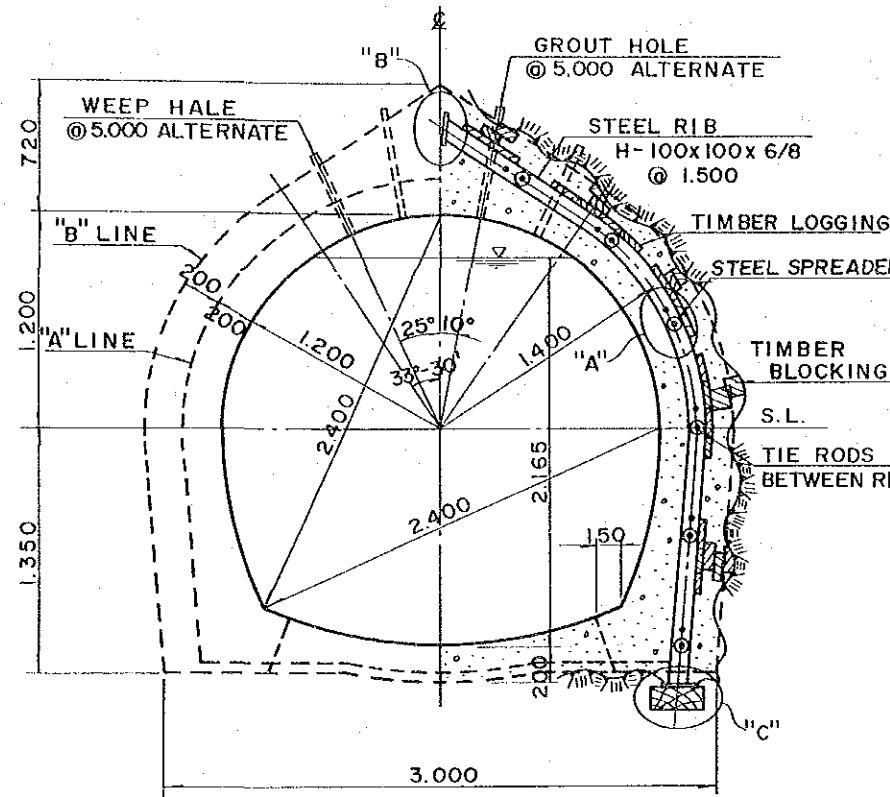
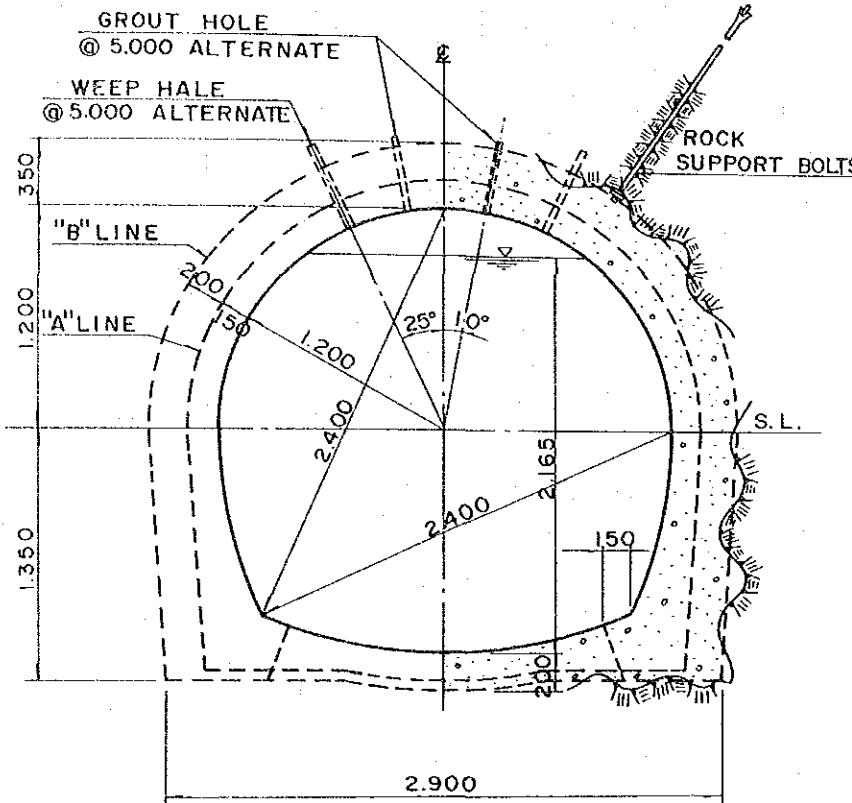
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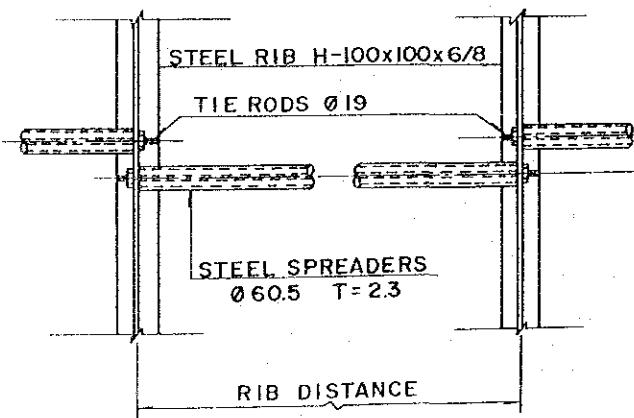
CONDUIT



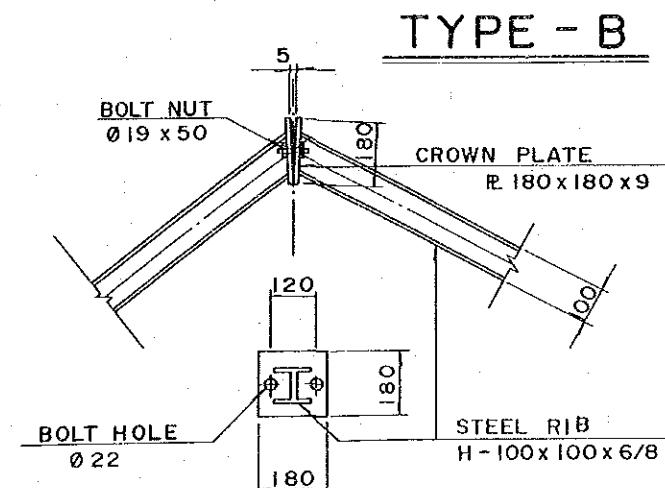
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CAPITAL DEVELOPMENT AUTHORITY  
THE CONDUCTION OF WATER  
FROM KHANPUR TO ISLAMABAD/RAWALPIND  
TUNNEL NO.1 & CONDUIT  
TYPICAL SECTION  
DATE DWG.NO 13  
JAPAN INTERNATIONAL COOPERATION AGENCY



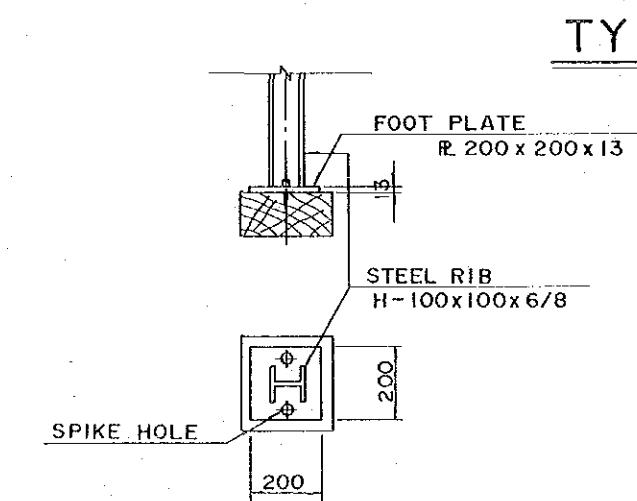
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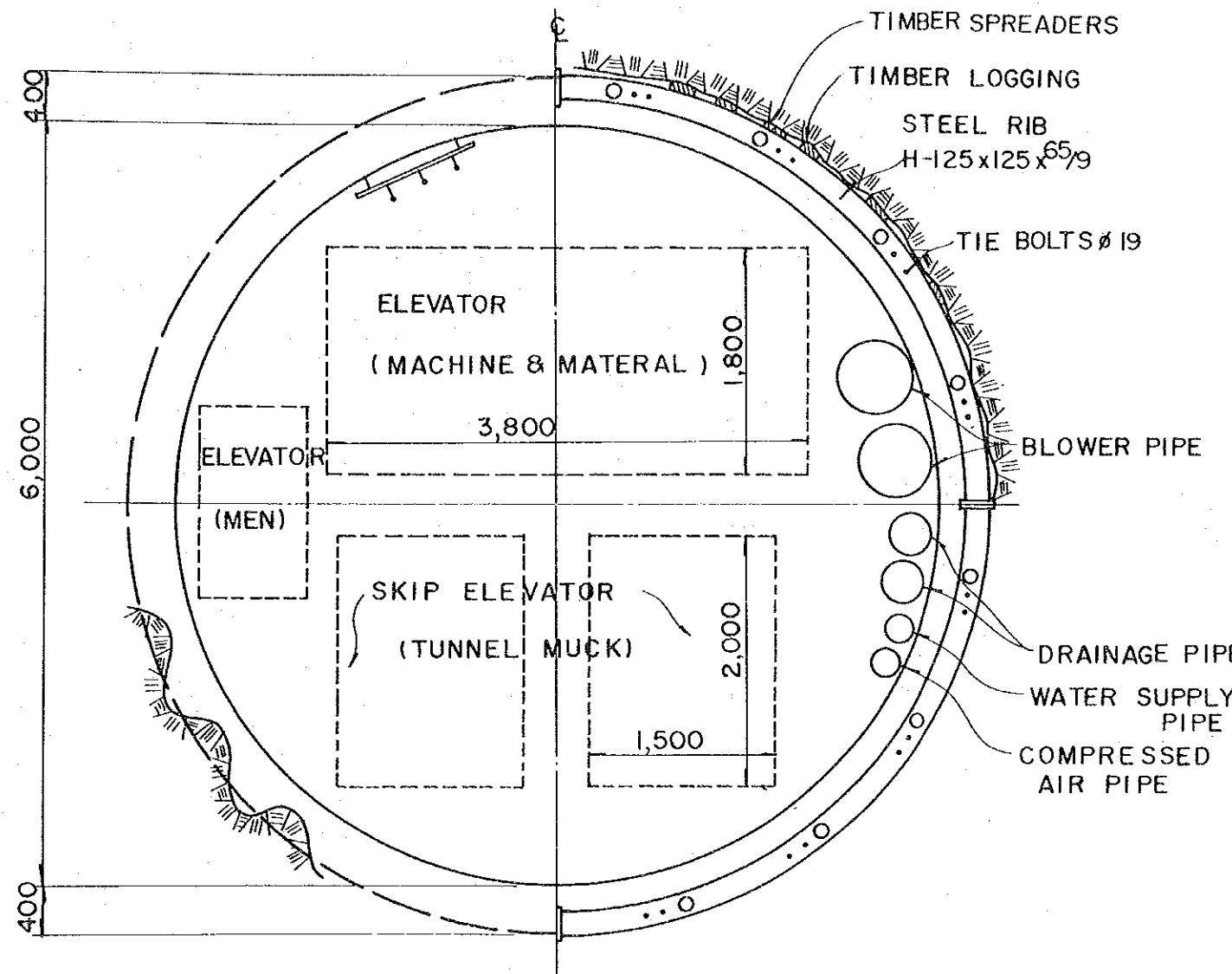
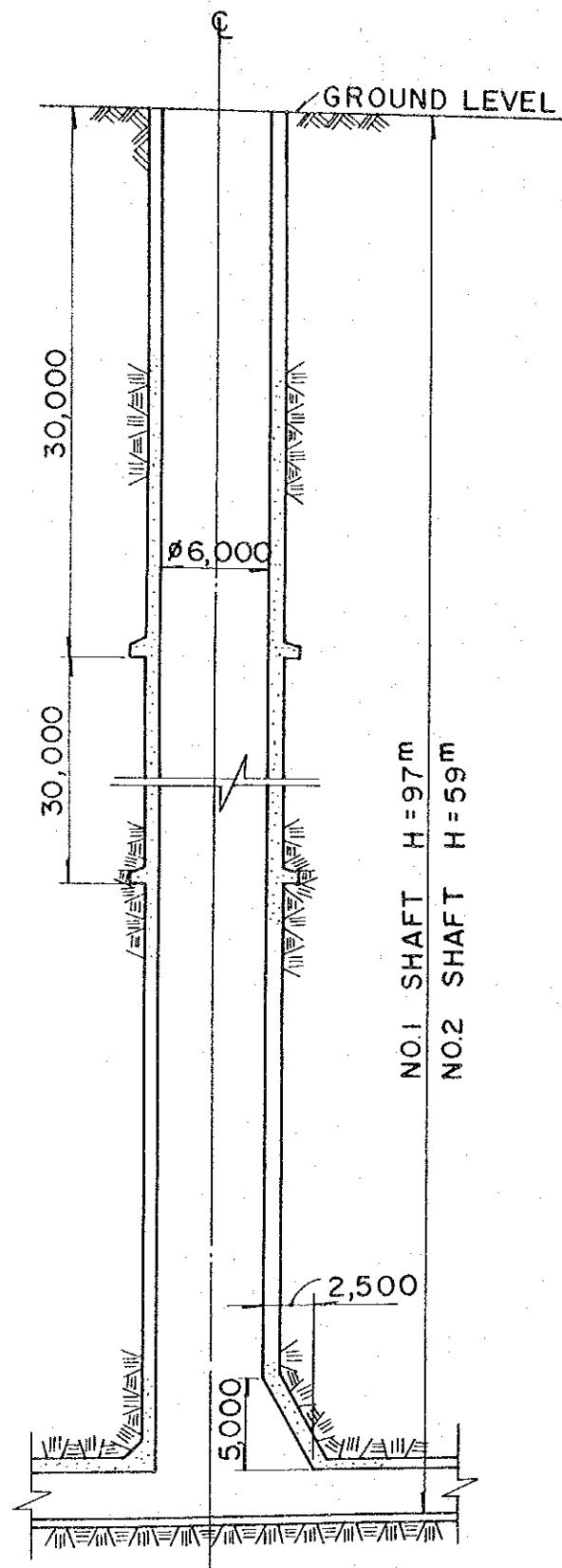


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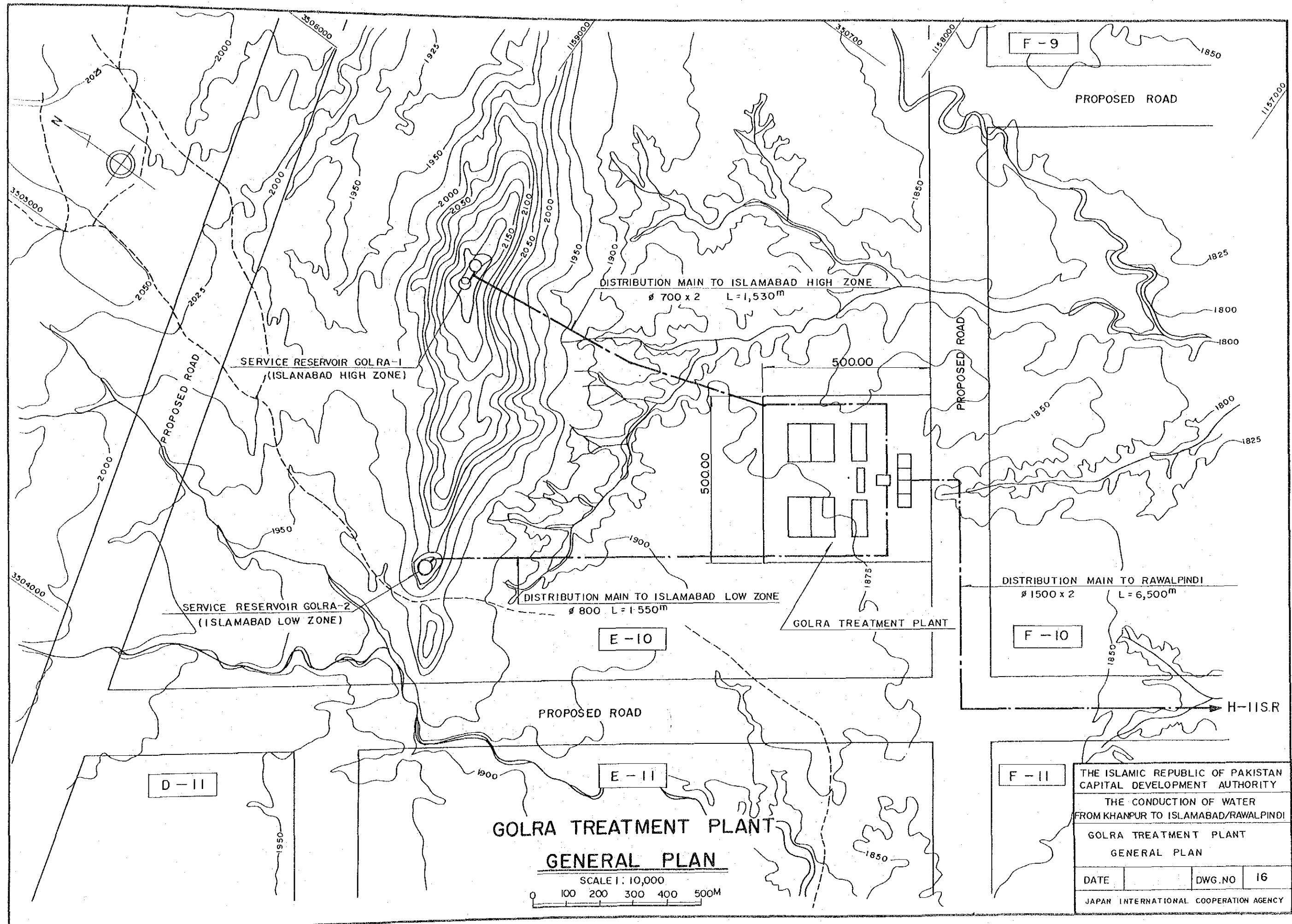
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THE CONDUCTION OF WATER FROM KHANPUR TO ISLAMABAD/RAWALPIND		
TUNNEL NO.2 TYPICAL SECTION		
DATE	DWG. NO.	14
JAPAN INTERNATIONAL COOPERATION AGENCY		

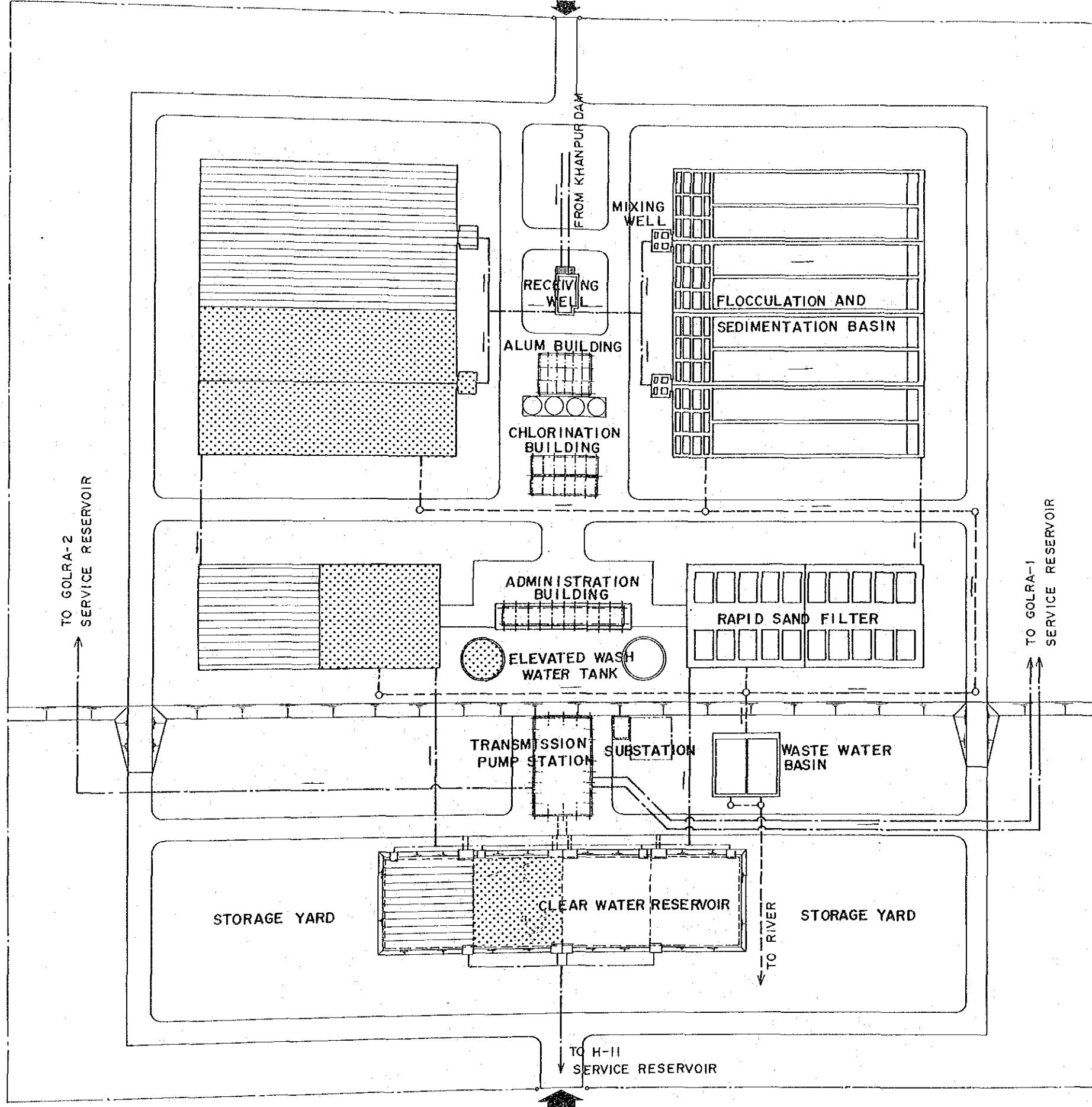


PLAN SCALE 1:50

SIDE VIEW SCALE 1:400

THE ISLAMIC REPUBLIC OF PAKISTAN CAPITAL DEVELOPMENT AUTHORITY		
THE CONDUCTION OF WATER FROM KHANPUR TO ISLAMABAD/RAWALPINDI		
VERTICAL SHAFT		
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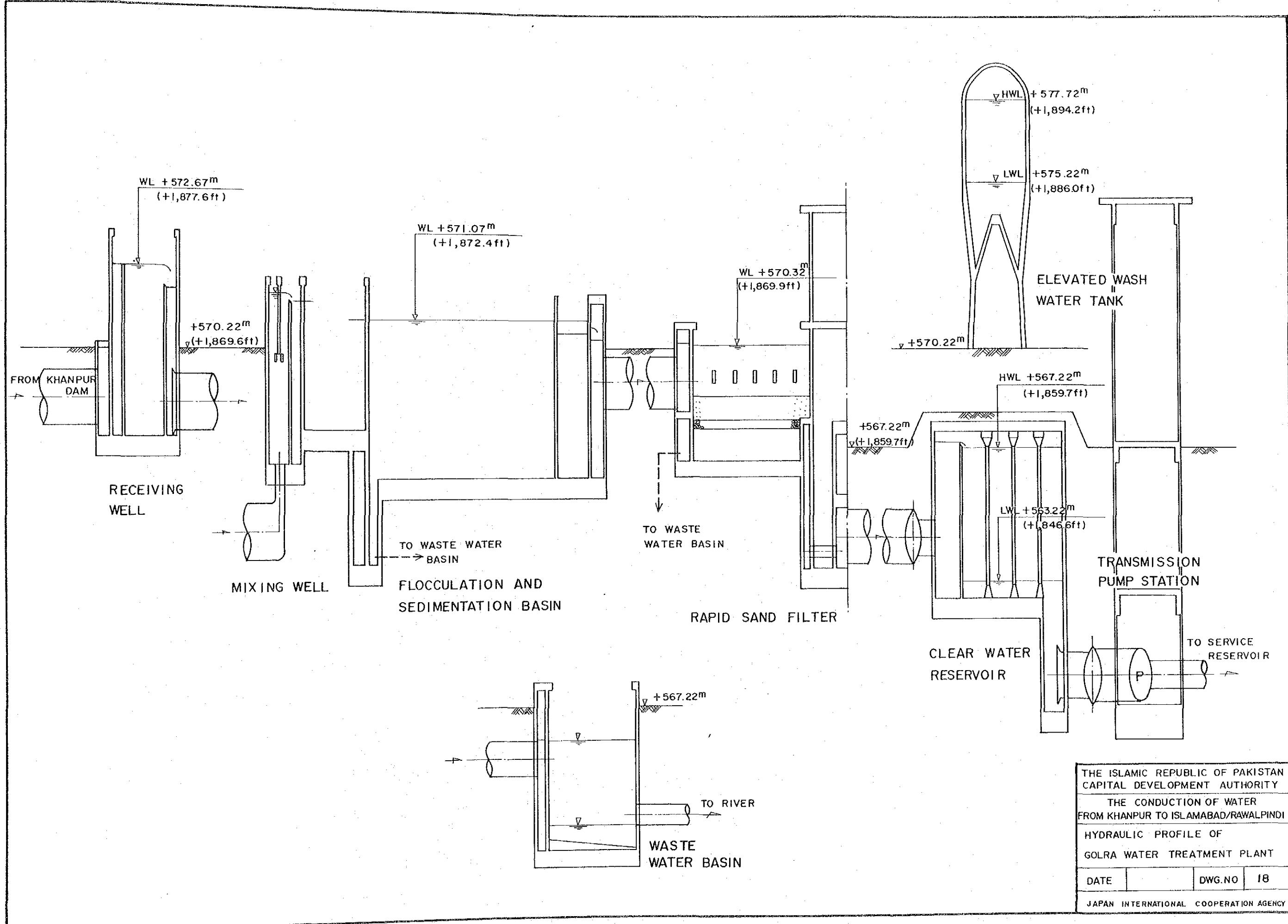




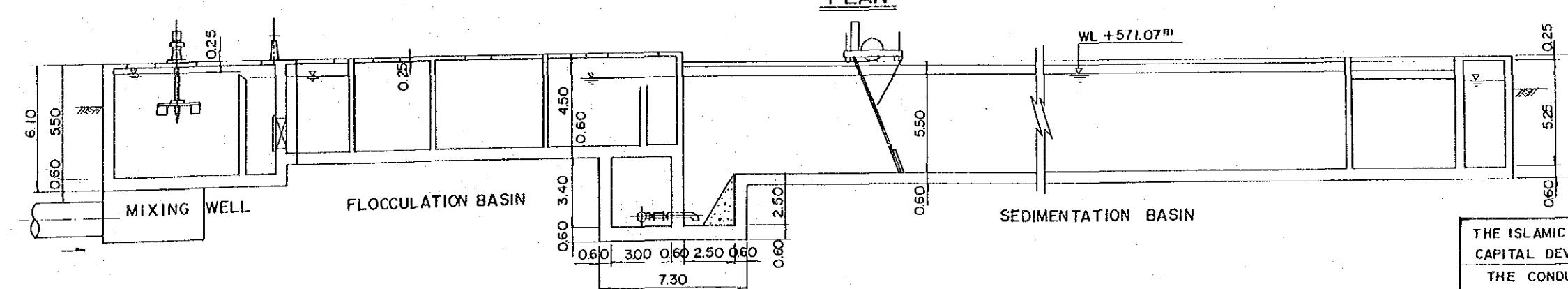
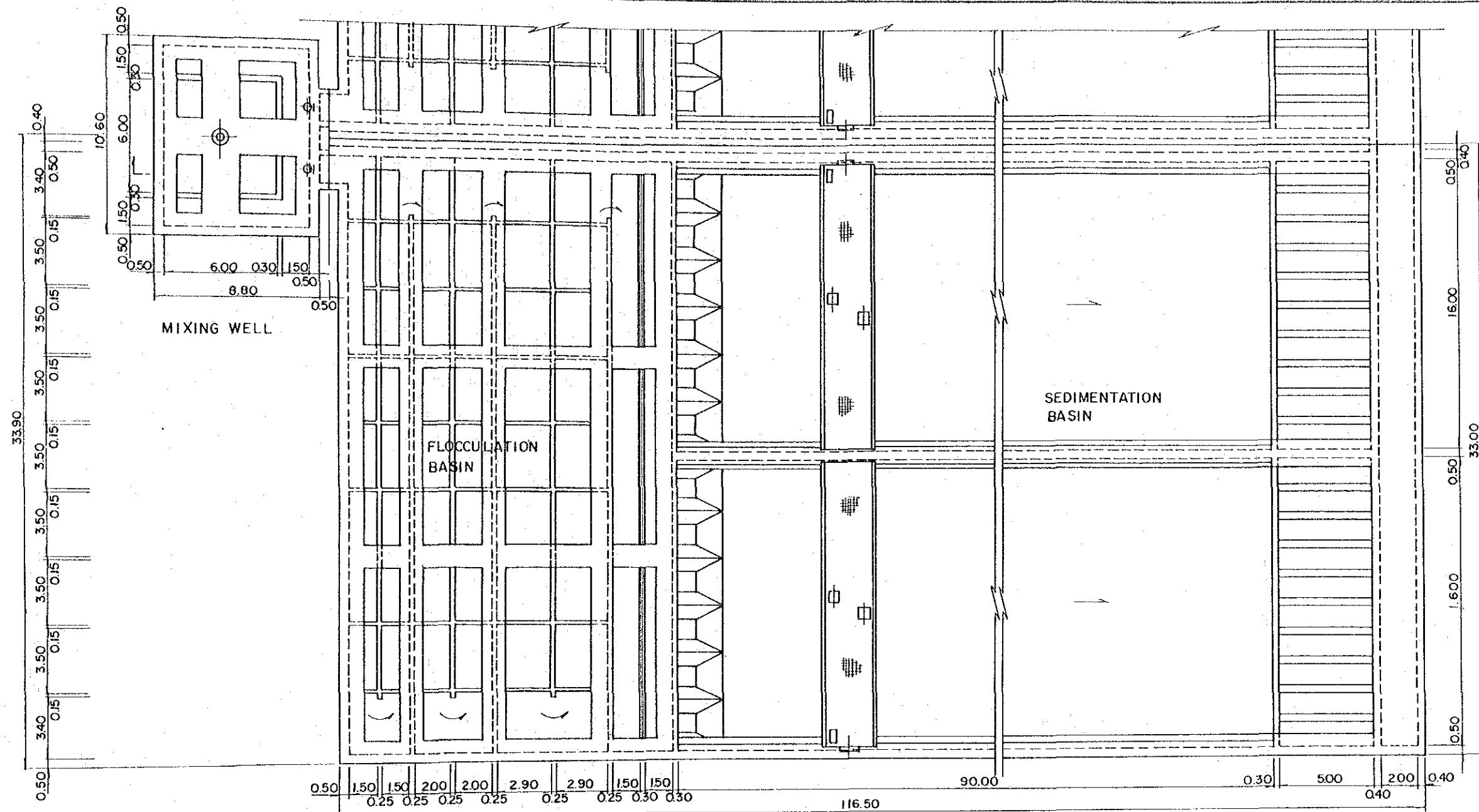
0 500 1000 M  
SCALE

- [Solid Box] PHASE I
- [Dotted Box] PHASE II
- [Hatched Box] PHASE III

THE ISLAMIC REPUBLIC OF PAKISTAN CAPITAL DEVELOPMENT AUTHORITY		
THE CONDUCTION OF WATER FROM KHANPUR TO ISLAMABAD/RAWALPINDI		
GENERAL LAYOUT OF GOLRA WATER TREATMENT PLANT		
DATE	DWG.NO	17
JAPAN INTERNATIONAL COOPERATION AGENCY		

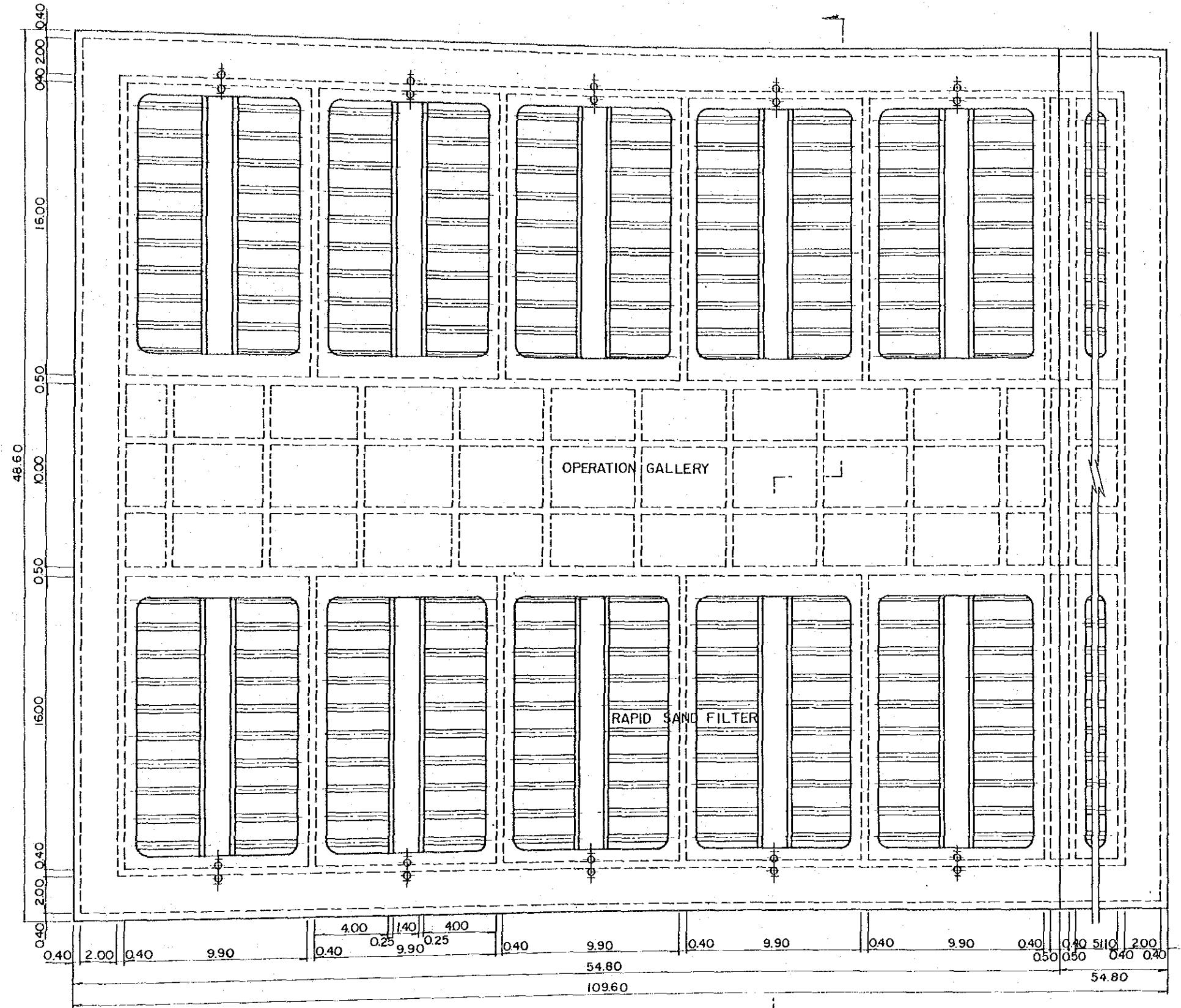


THE ISLAMIC REPUBLIC OF PAKISTAN CAPITAL DEVELOPMENT AUTHORITY			
THE CONDUCTION OF WATER FROM KHANPUR TO ISLAMABAD/RAWALPINDI			
HYDRAULIC PROFILE OF GOLRA WATER TREATMENT PLANT			
DATE		DWG.NO	18
JAPAN INTERNATIONAL COOPERATION AGENCY			



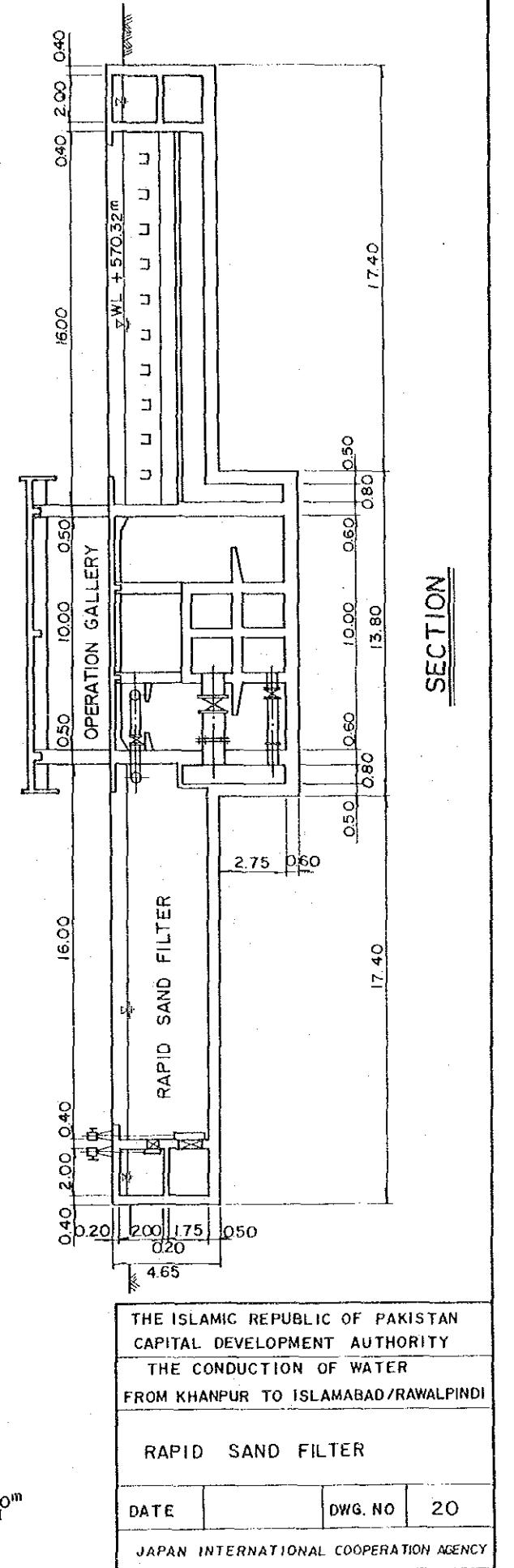
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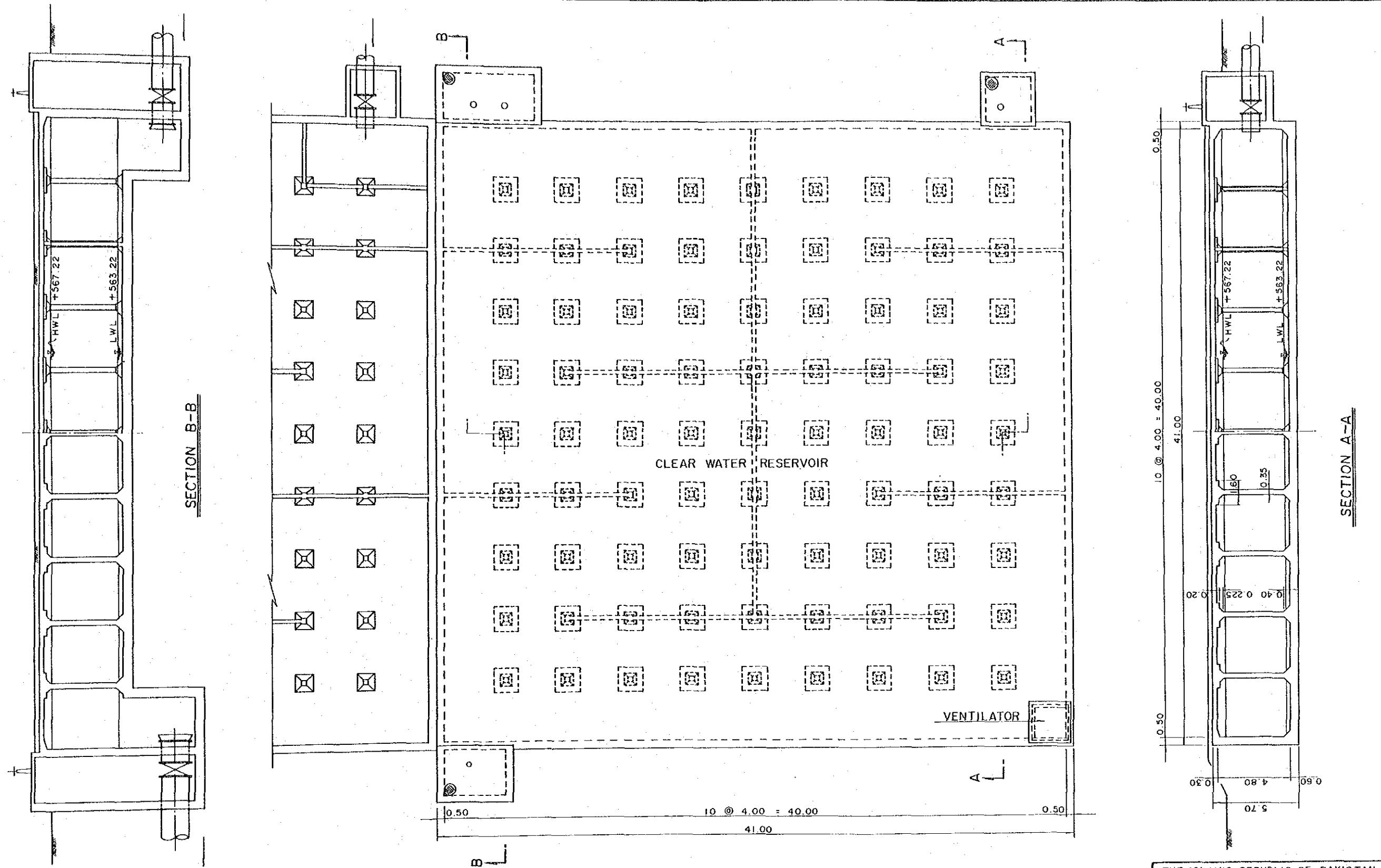
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THE CONDUCTION OF WATER FROM KHANPUR TO ISLAMABAD/RAWALPINDI			
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DATE		DWG. NO	19
JAPAN INTERNATIONAL COOPERATION AGENCY			



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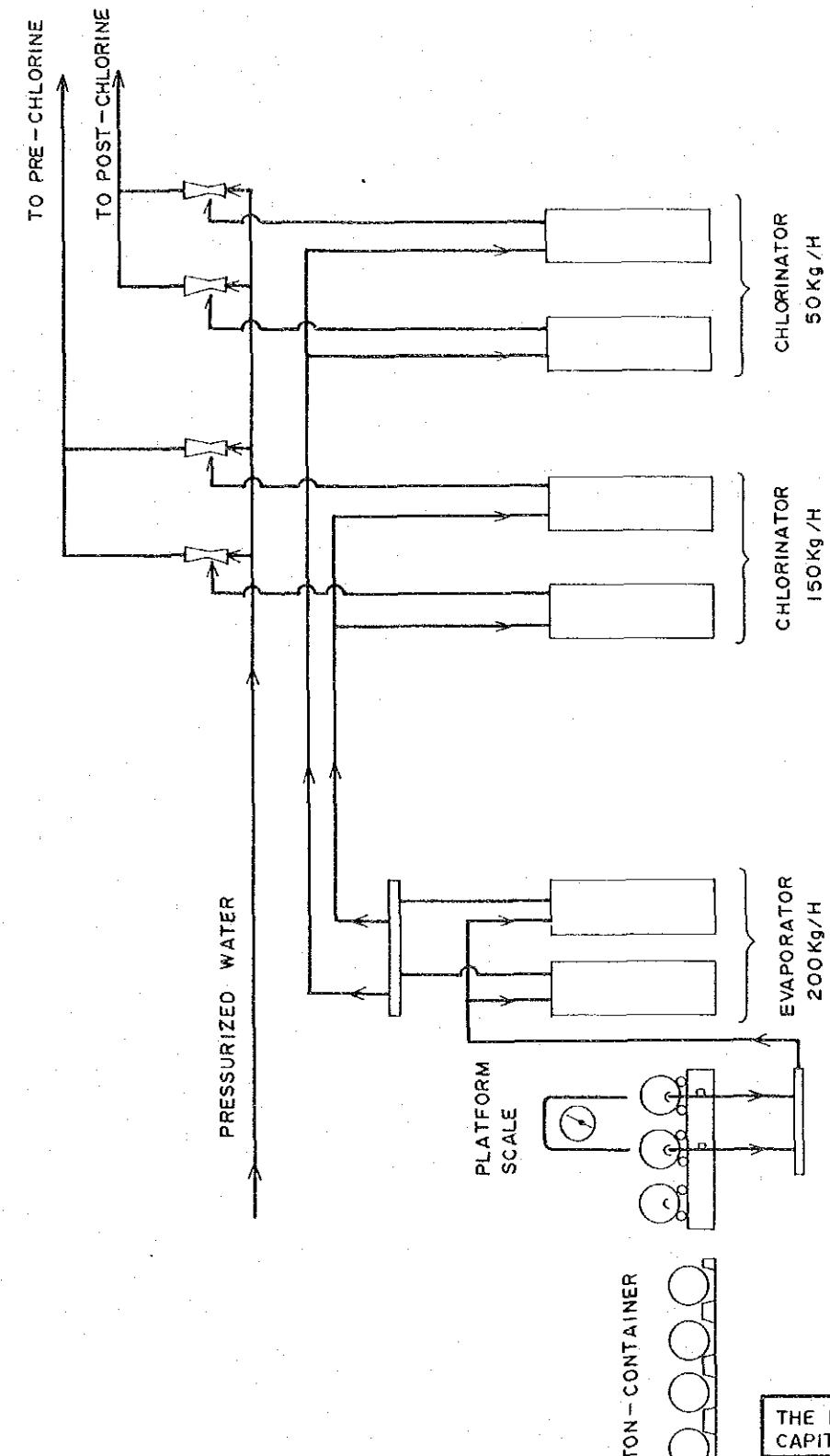
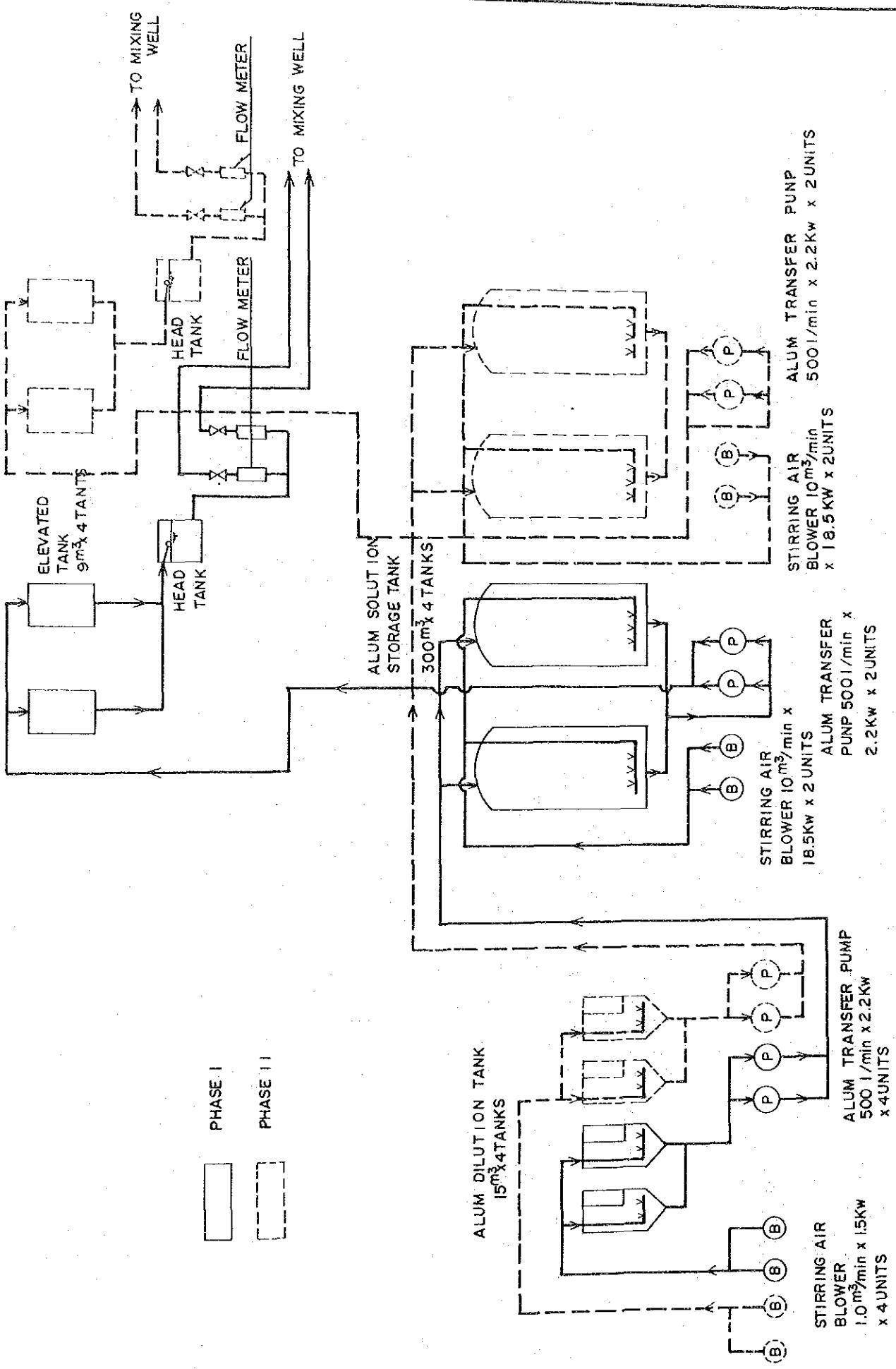
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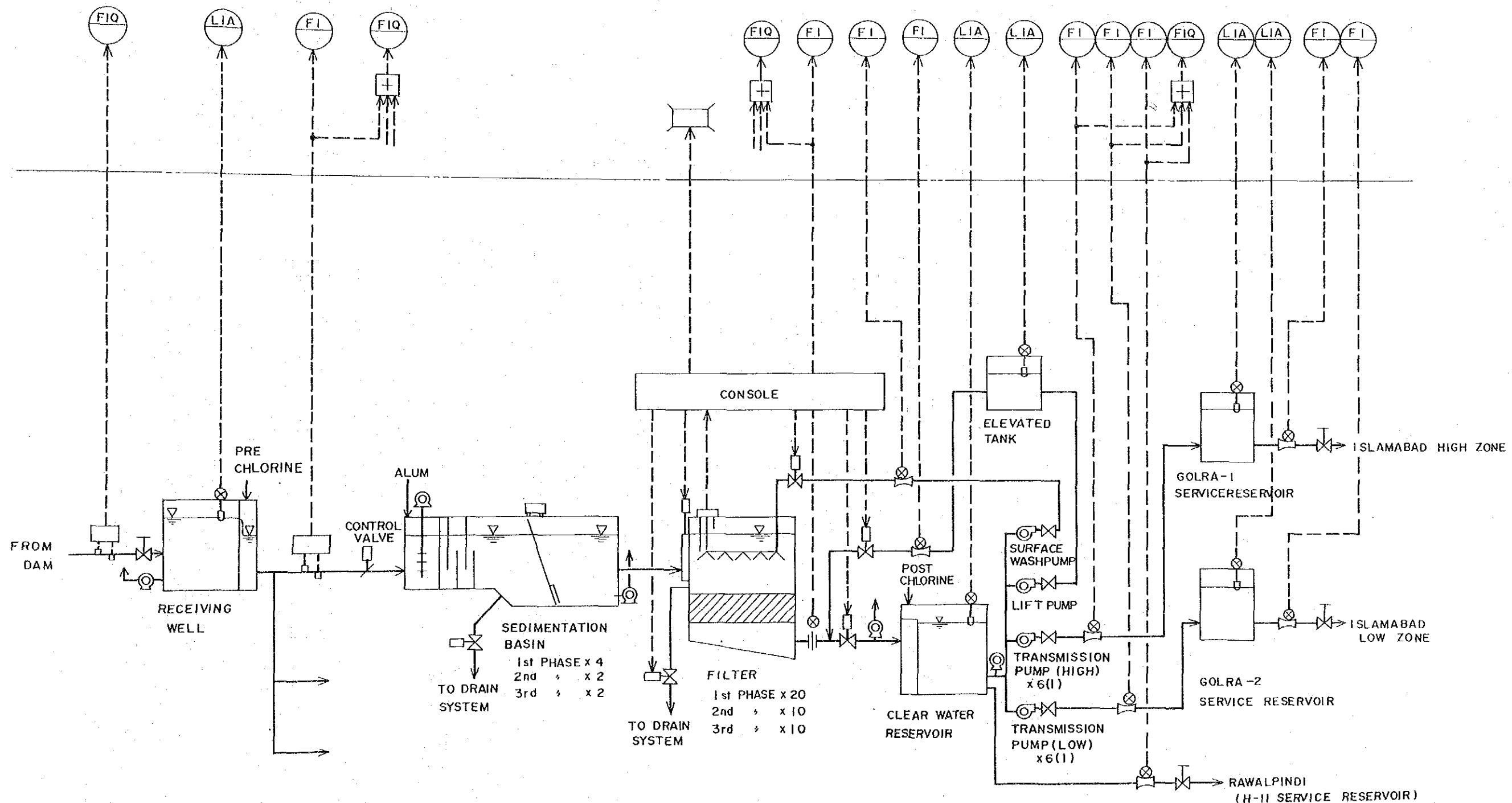
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THE CONDUCTION OF WATER FROM KHANPUR TO ISLAMABAD RAWALPINDI			
CLEAR WATER RESERVOIR			
DATE		DWG. NO	21
JAPAN INTERNATIONAL COOPERATION AGENCY			

SCALE 1 : 250

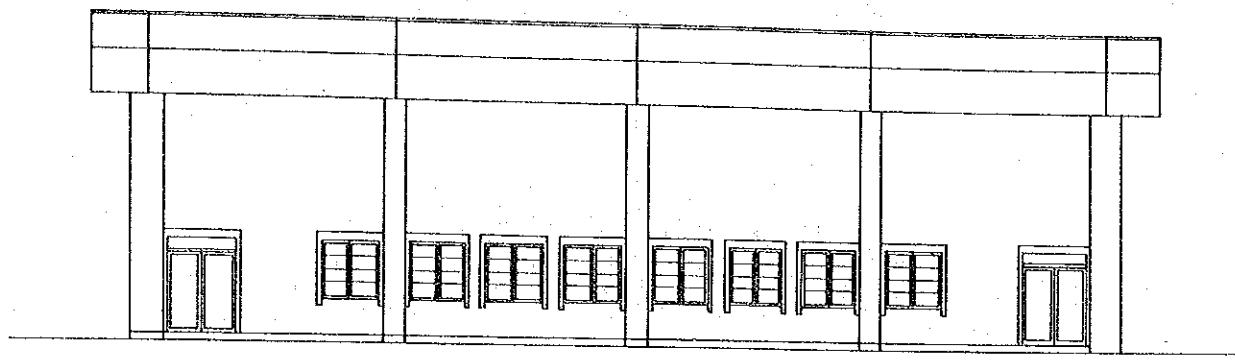


THE ISLAMIC REPUBLIC OF PAKISTAN CAPITAL DEVELOPMENT AUTHORITY	
THE CONDUCTION OF WATER FROM KHANPUR TO ISLAMABAD/RAWALPINDI	
ALOM & CHLORINATION SYSTEM FLOW DIAGRAM	
DATE	DWG. NO 22
JAPAN INTERNATIONAL COOPERATION AGENCY	

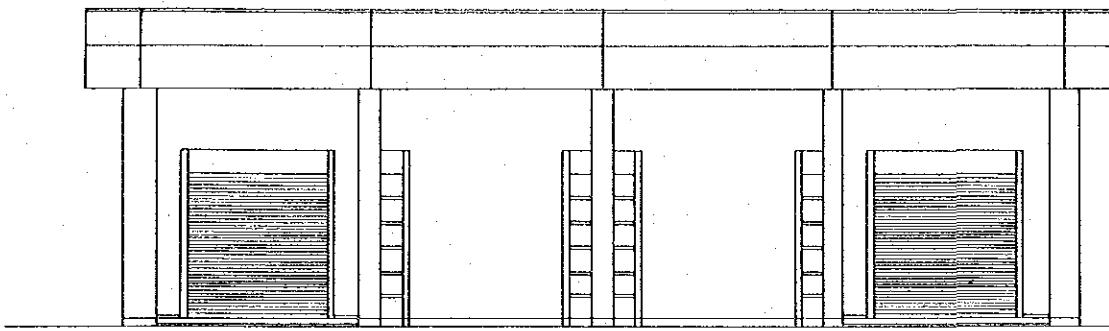
CONTROL ROOM  
INSTRUMENTATION PANEL



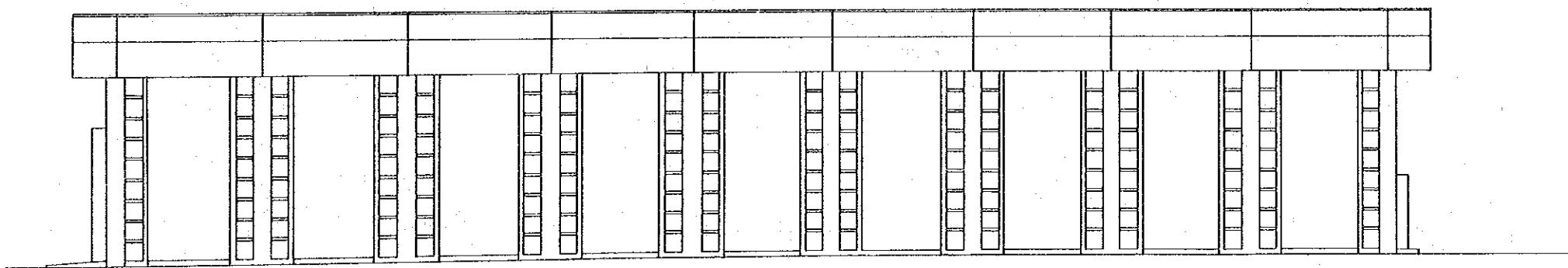
THE ISLAMIC REPUBLIC OF PAKISTAN CAPITAL DEVELOPMENT AUTHORITY			
THE CONDUCTION OF WATER FROM KHANPUR TO ISLAMABAD/RAWALPINDI			
INSTRUMENTATION DIAGRAM			
DATE		DWG.NO	23
JAPAN INTERNATIONAL COOPERATION AGENCY			



NORTH ELEVATION

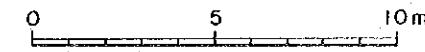


SOUTH ELEVATION



WEST (EAST) ELEVATION

SCALE 1:200



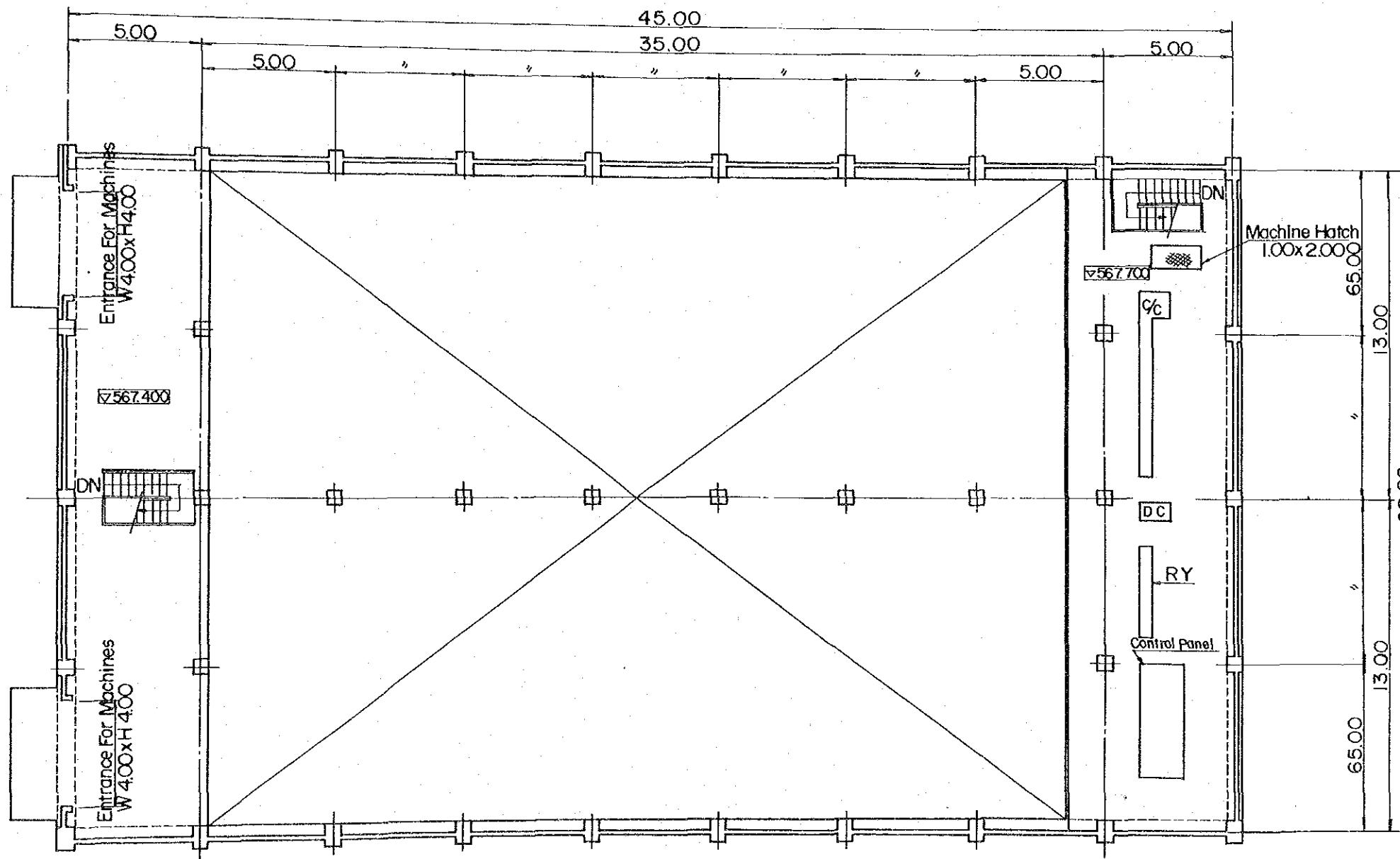
THE ISLAMIC REPUBLIC OF PAKISTAN  
CAPITAL DEVELOPMENT AUTHORITY

THE CONDUCTION OF WATER  
FROM KHANPUR TO ISLAMABAD/RAWALPINDI

PUMPING STATION  
ELEVATION

DATE DWG.NO 24

JAPAN INTERNATIONAL COOPERATION AGENCY

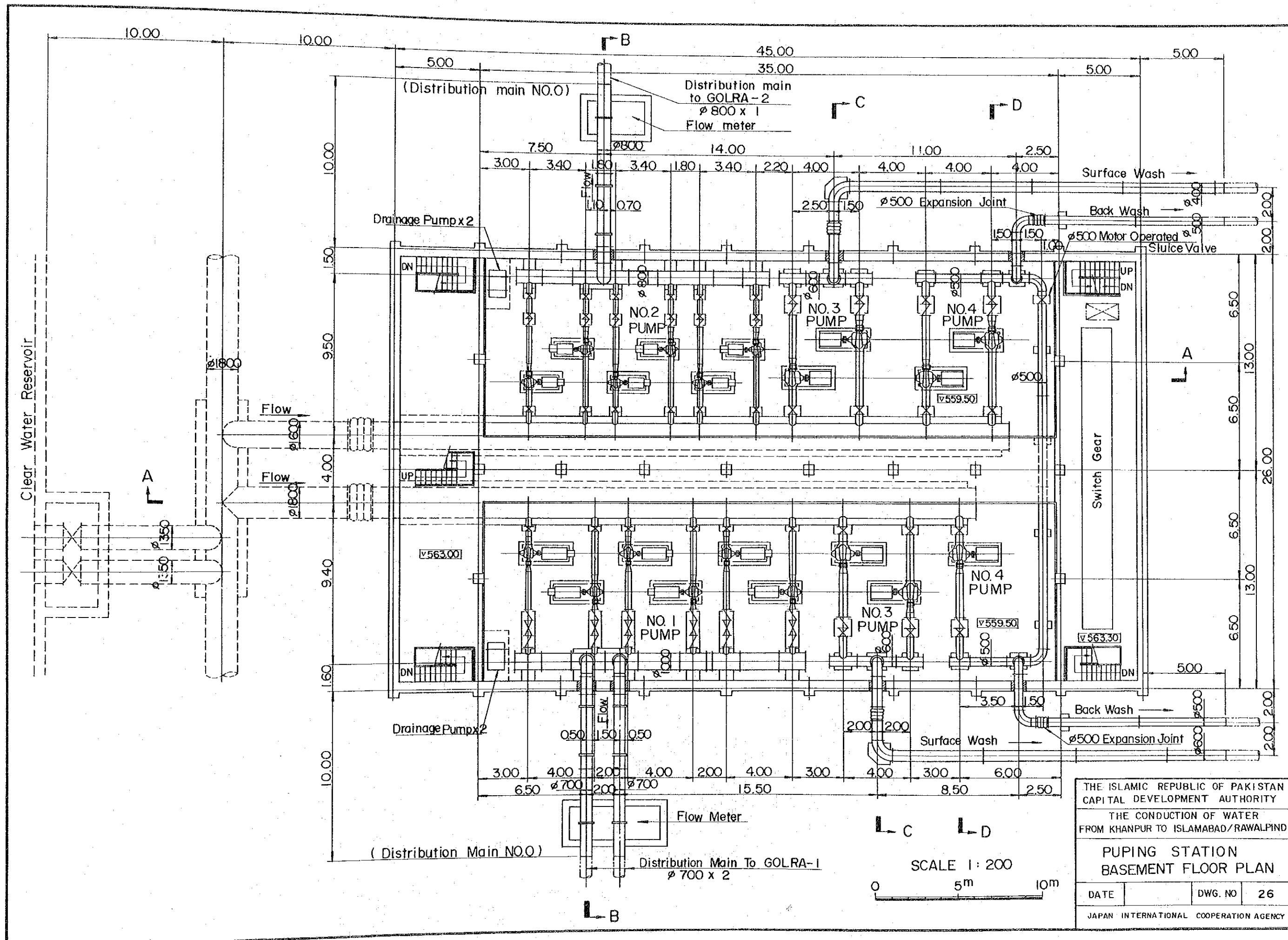


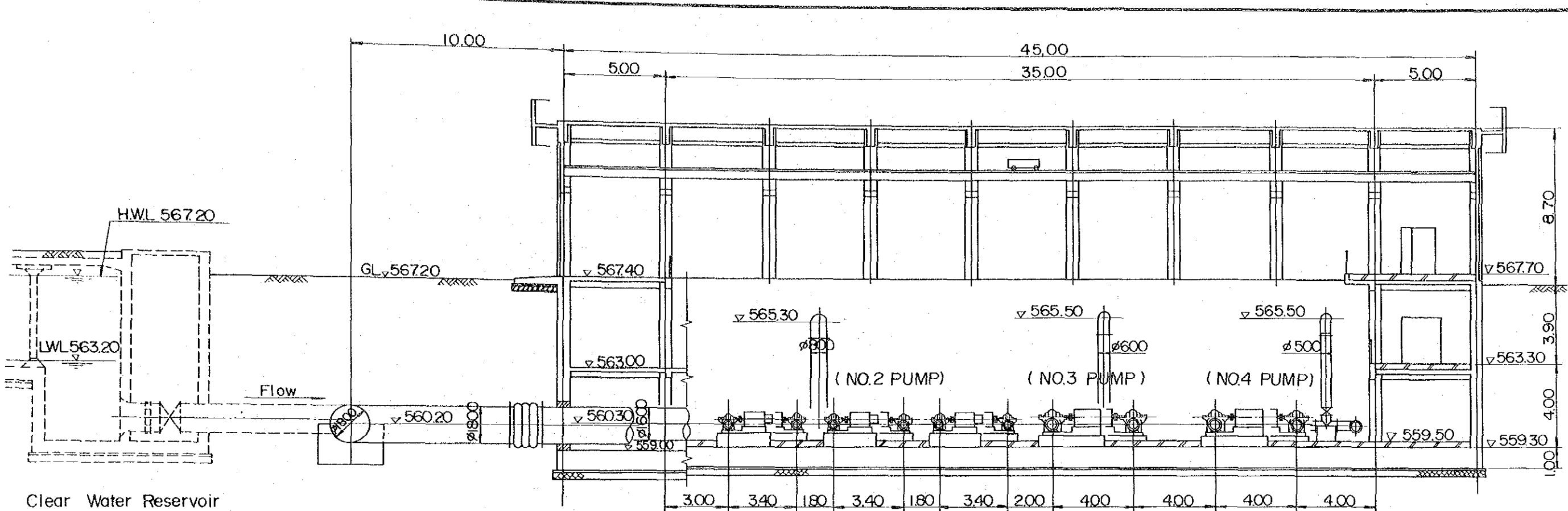
GROUND FLOOR  
PLAN

SCALE 1:200

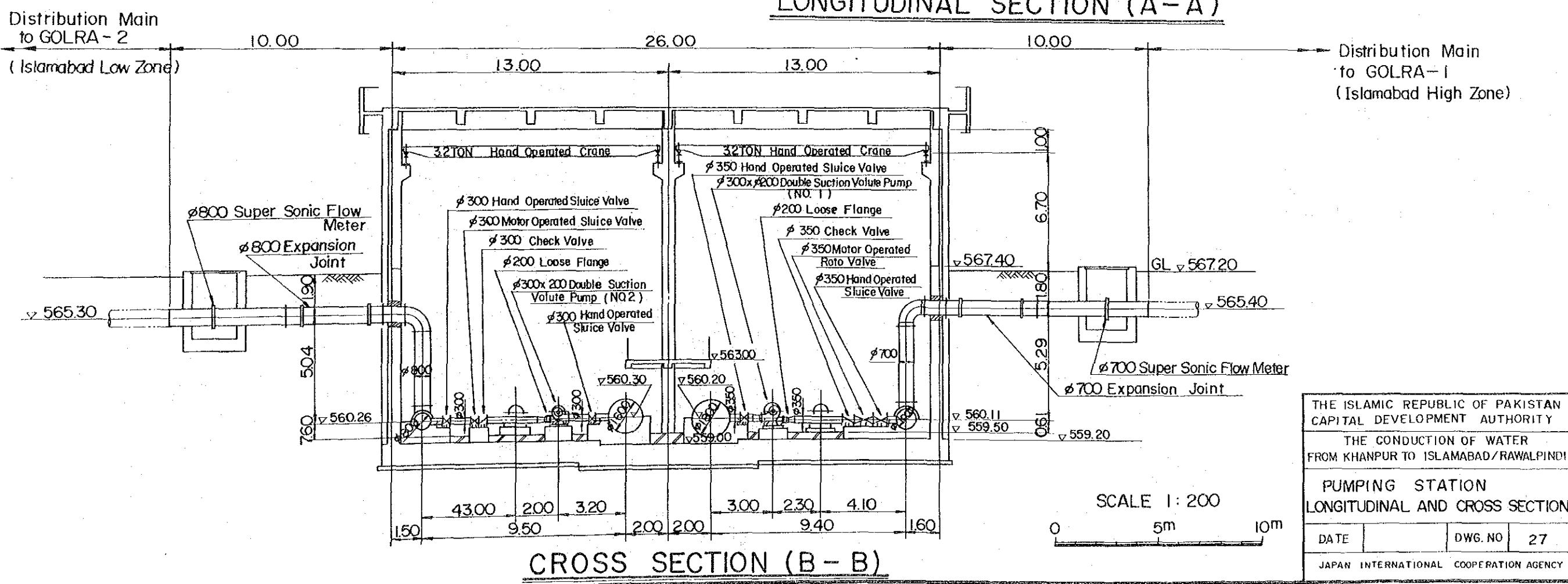
0 5m 10m

THE ISLAMIC REPUBLIC OF PAKISTAN CAPITAL DEVELOPMENT AUTHORITY	
THE CONDUCTION OF WATER FROM KHANPUR TO ISLAMABAD/RAWALPINDI	
PUMPING STATION GROUND FLOOR PLAN	
DATE	DWG. NO 25
JAPAN INTERNATIONAL COOPERATION AGENCY	



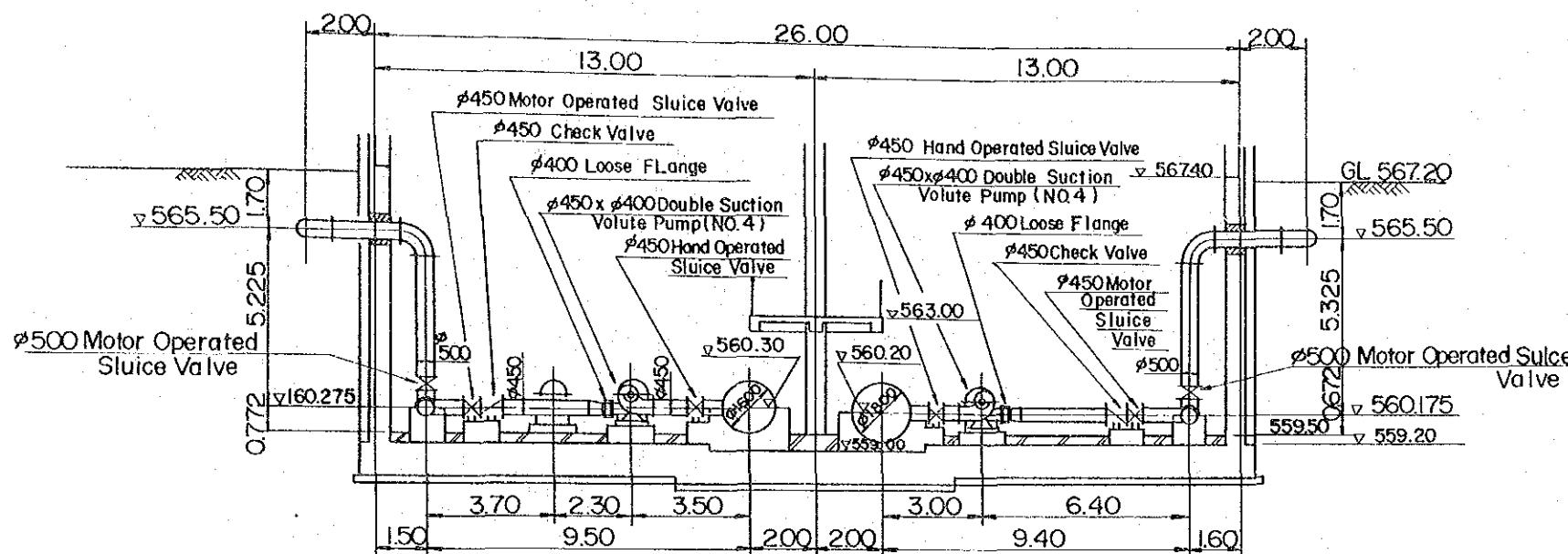


LONGITUDINAL SECTION (A-A)



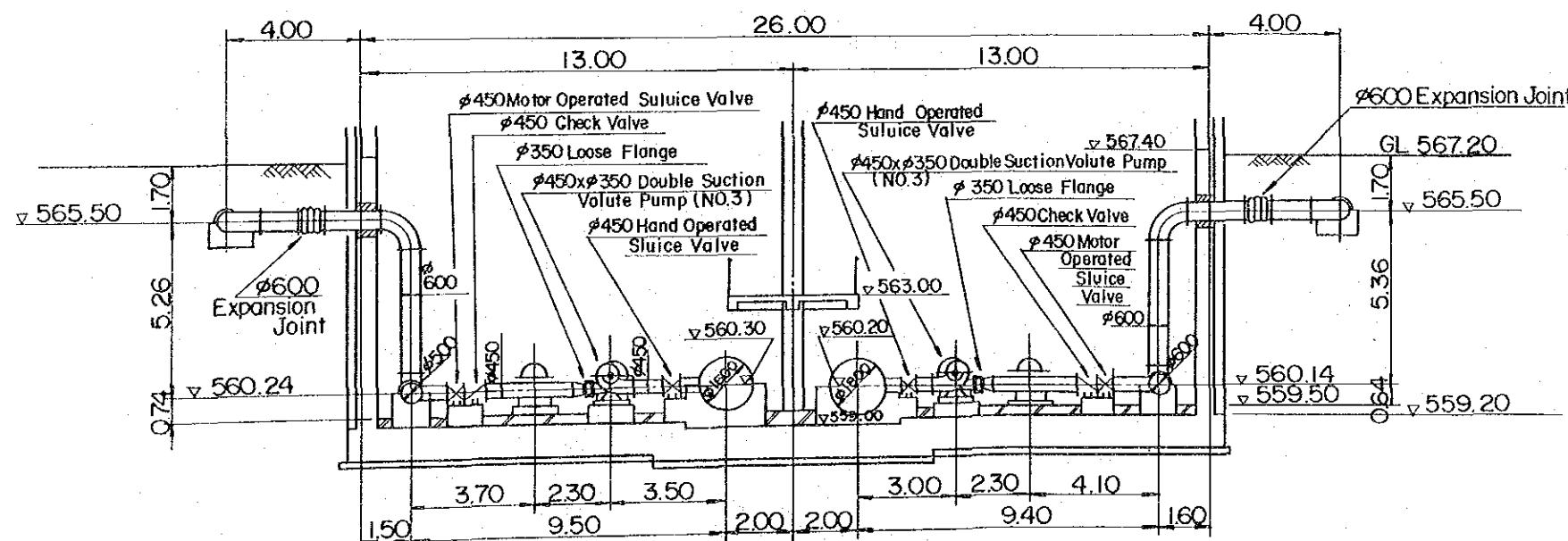
CROSS SECTION (B-B)

## DIMENSION OF PUMPS



PUMP	NO. 1	NO. 2
	Islamabad High Zone	Islamabad Low Zone
TYPE	Horizontal Shaft Double Suction Volute Pump	—
BORE	$\phi 300$ mm x $\phi 200$ mm	$\phi 300 \times \phi 200$
CAPACITY	14.32 m <sup>3</sup> /min	9.22
TOTAL HEAD	117.5 m	68.0
REVOLUTION	1460 min <sup>-1</sup>	1460
MOTOR OUTPUT	400KW (4P)	150 KW(4P)
UNITS	6	6

SECTION D-D



PUMP	NO. 3	NO. 4
	T.P Surface Wash	T.P Back Wash
TYPE	Horizontal Shaft Double Suction Volute Pump	→
BORE	φ 450 <sup>mm</sup> x φ 350 <sup>mm</sup>	φ 450 x φ 400
CAPACITY	25.0 m <sup>3</sup> /min	23.3
TOTAL HEAD	20.0 m	15.0
REVOLUTION	990 min <sup>-1</sup>	990
MOTOR OUTPUT	132KW(6P)	90KW(6P)
UNITS	4	3

THE ISLAMIC REPUBLIC OF PAKISTAN  
CAPITAL DEVELOPMENT AUTHORITY

## THE CONDUCTION OF WATER FROM KHANPUR TO ISLAMABAD/RAWALPINDI

PUMPING STATION  
CROSS SECTION

SCALE 1 : 200

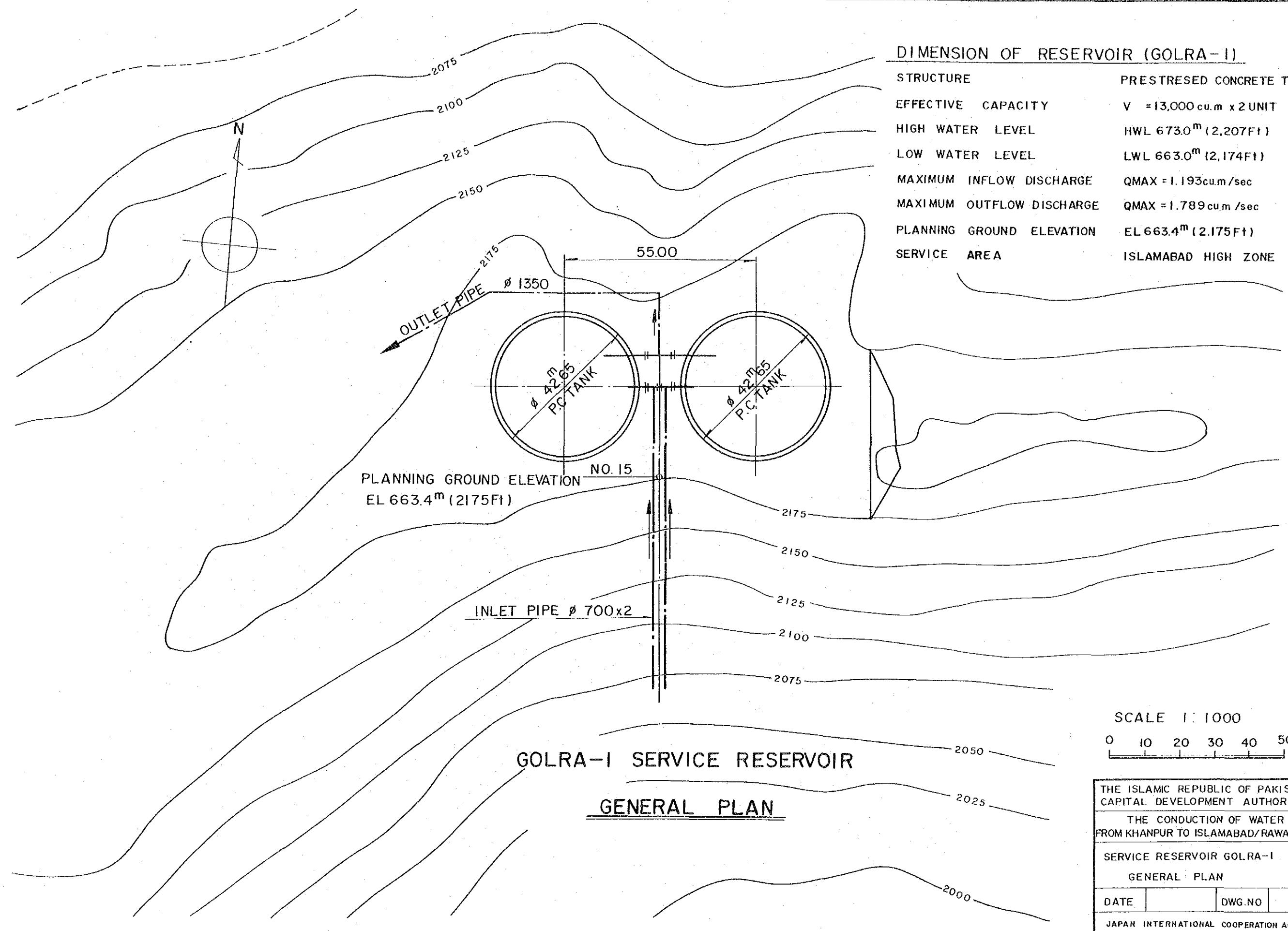
0 : 5m 10m

DATE DWG. NO 28

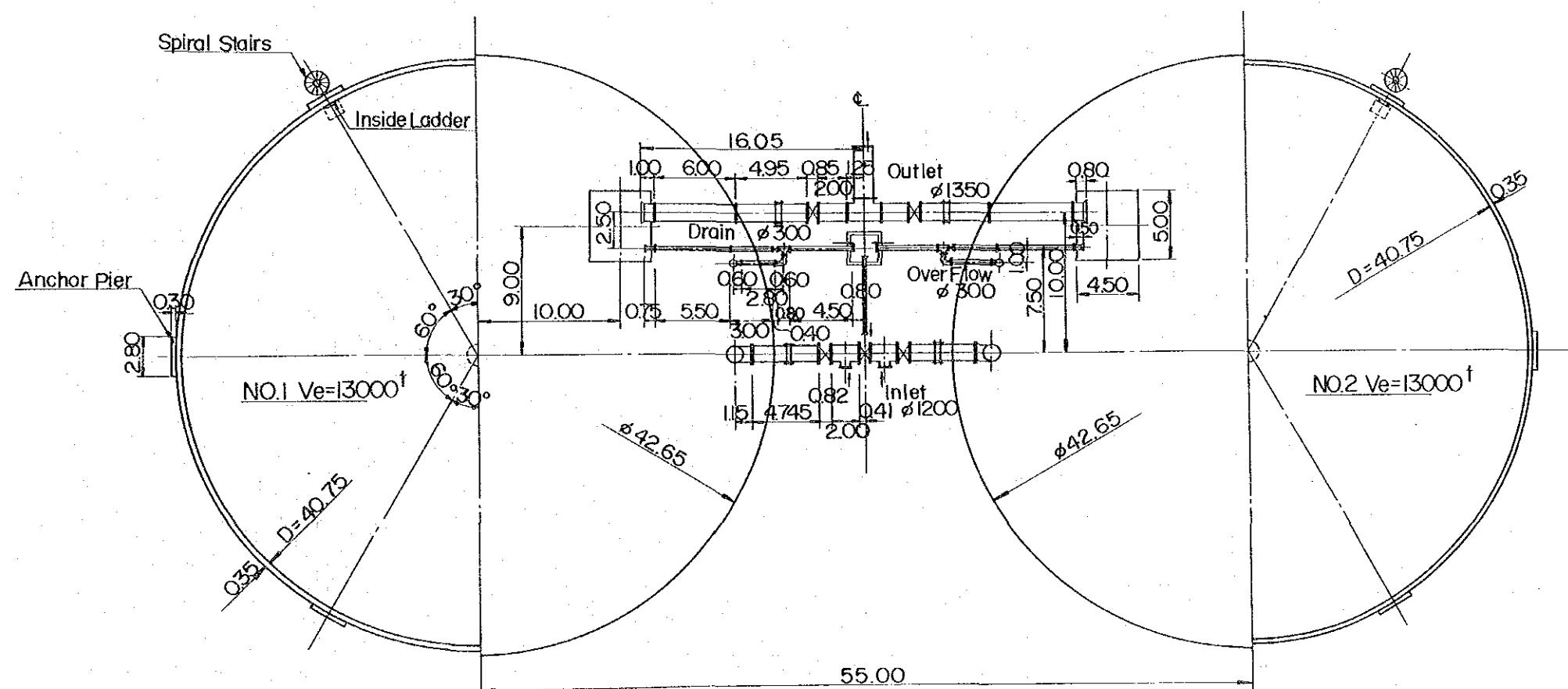
JAPAN INTERNATIONAL COOPERATION AGENCY

DIMENSION OF RESERVOIR (GOLRA-I)

STRUCTURE	PRESTRESED CONCRETE TANK
EFFECTIVE CAPACITY	$V = 13,000 \text{ cu.m} \times 2 \text{ UNIT}$
HIGH WATER LEVEL	HWL $673.0^m$ (2,207FT)
LOW WATER LEVEL	LWL $663.0^m$ (2,174FT)
MAXIMUM INFLOW DISCHARGE	$Q_{MAX} = 1.193 \text{ cu.m/sec}$
MAXIMUM OUTFLOW DISCHARGE	$Q_{MAX} = 1.789 \text{ cu.m/sec}$
PLANNING GROUND ELEVATION	EL $663.4^m$ (2,175FT)
SERVICE AREA	ISLAMABAD HIGH ZONE



THE ISLAMIC REPUBLIC OF PAKISTAN CAPITAL DEVELOPMENT AUTHORITY		
THE CONDUCTION OF WATER FROM KHANPUR TO ISLAMABAD/RAWALPINDI		
SERVICE RESERVOIR GOLRA-I GENERAL PLAN		
DATE	DWG.NO	29
JAPAN INTERNATIONAL COOPERATION AGENCY		



SECTION

PIPE PLAN

PIPE PLAN

SECTION

PLAN

SCALE 1:400

0 10m 20m

THE ISLAMIC REPUBLIC OF PAKISTAN CAPITAL DEVELOPMENT AUTHORITY	
THE CONDUCTION OF WATER FROM KHANPUR TO ISLAMABAD/RAWALPINDI	
GOLRA-I SERVICE RESERVOIR PLAN	
DATE	DWG. NO 30
JAPAN INTERNATIONAL COOPERATION AGENCY	