

**THE LAHORE CENTRAL BUSINESS DISTRICT
DEVELOPMENT AUTHORITY (AMENDMENT) ACT 2022
(XVIII of 2022)**

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FIRST SCHEDULE

[See section 2(b)]

TEXT

**'THE LAHORE CENTRAL BUSINESS DISTRICT DEVELOPMENT
AUTHORITY (AMENDMENT) ACT 2022**

(XVIII of 2022)

[14th September, 2022]

**An
Act**

to amend Lahore Central Business District Development Authority Act 2021.

It is necessary to amend the Lahore Central Business District Development Authority Act 2021 (VI of 2021) for the purposes hereinafter appearing.

Be it enacted by Provincial Assembly of the Punjab as follows:

1. Short title and commencement.— (1) This Act may be cited as the Lahore Central Business District Development Authority (Amendment) Act 2022.

(2) This Act shall come into force at once.

2. Amendment of preamble of Act VI of 2021.— In the Lahore Central Business District Development Authority Act 2021 (VI of 2021), for brevity referred to as “the Act”, in the preamble, after the word “area”, the words ‘of the Authority’ shall be inserted.

3. Amendment of Act VI of 2021.— For the word “Lahore” occurring in the following provisions of the Act, the word “Punjab” shall be substituted:

- (a) long title;
- (b) preamble;
- (c) short title;
- (d) clause (c) and (p) of section 2;
- (e) occurring for the second time in subsection (1) of section 4; and
- (f) subsections (1) and (3) of section 35.

4. Amendment of section 1 of Act VI of 2021.— In the Act, in section 1, for subsection (2), the following shall be substituted:

“(2) This Act extends to Walton Airport Area Lahore including its surrounding areas and such other areas, cities, urban centres and towns as the Government may, by notification in the official Gazette, specify.”.

5. Amendment of section 2 of Act VI of 2021.— In the Act, in section 2:

- (a) for clause (b), the following shall be substituted:

¹This Act was passed by the Provincial Assembly of the Punjab on 7 September 2022; and was assented to by Governor of the Punjab on 14 September 2022; and was published in the Punjab Gazette (Extraordinary), dated: 14 September 2022, pp. 687-697.

- “(b) “Area” means the area of the Authority as specified in the FIRST SCHEDULE;
- (b) for clause (x), the following shall be substituted:
“(x) “member” means a member of the Board and includes an *ex officio* member or his nominee;”;
- (c) for clause (v), the following shall be substituted:
“(v) “local government” means a local government as defined in the relevant law on local governments for the time being in force;”;
- (d) in clause (dd), for the word “the”, the letter “a” shall be substituted.

6. Omission of section 3 of Act VI of 2021.— In the Act, section 3 shall be omitted.

7. Substitution of section 5 of Act VI of 2021.— In the Act, for section 5, the following shall be substituted:

5. The Board.— (1) There shall be a Board of the Authority consisting of the following:

- (a) Chairman;
- (b) three *ex officio* members not below the rank of Secretaries to the Government to be nominated by the Government;
- (c) two non-official members to be nominated by the Government for a period of three years;
- (d) two technical expert members to be appointed by the Government for a period of three years with following criteria:
 - (i) one expert in fields of engineering or business with at least fifteen years post-qualification experience in the relevant field; and
 - (ii) one expert in the fields of Urban Planning, Architecture or smart cities with minimum of fifteen years post qualification experience in the relevant field; and
- (e) the CEO as member/secretary.

(2) The Board shall exercise all powers, perform all functions and do all acts which may be exercised, performed or done by the Authority.

(3) In case of a casual vacancy, a member other than the Chairman shall be nominated by the Government for the remaining term of the outgoing member.

(4) Subject to subsection (4) of section 8, no act or proceeding of the Board shall be invalid merely by reason of any vacancy or defect in the constitution of the Board.”.

8. Amendment of section 7 of Act VI of 2021.— In the Act, in section 7, in subsection (1):

- (a) in clause (r), after the word “exchange”, the expression, “, auction” shall be inserted; and
- (b) after clause (gg), the following shall be added:
 - “(hh) prepare, launch and execute real estate investment trusts;
 - (ii) determine the terms and conditions of the Chairman;
 - (jj) develop models and mode of compensation for acquisition or purchase of land including through bonds, debentures, annuities, alternate land, developed sites or a combination of two or more of such forms; and
 - (kk) issue guarantees and indemnities for the purposes of this Act.”.

9. Amendment of section 8 of Act VI of 2021.— In the Act, in section 8, for subsections (1), (3), (4), (7), (8) and (9), the following shall be substituted:

“(1) Subject to the regulations, the Board shall meet at such place and at such time as it may determine from time to time.

(3) In the absence of the Chairman, members present at a meeting shall elect a member from amongst them to preside over a meeting.

(4) Five members of the total members of the Board, including the Chairman, present in person or through video conference or tele-conference shall constitute the quorum for a meeting of the Board.

(7) The CEO shall act as Secretary of the Board.

(8) The Secretary of the Board shall maintain or cause to be maintained the record of each meeting of the Board including the minutes of the meetings.

(9) The Chairman may co-opt any person other than a member to attend a meeting of the Board for the purpose of advising or assisting the Board on any agenda item taken up for consideration at such meeting but a co-opted member shall not have right to vote.”.

10. Amendment of section 9 of Act VI of 2021.— In the Act, in section 9, for the word “Government” occurring for the second time, the word “Board” shall be substituted.

11. Amendment of section 10 of Act VI of 2021.— In the Act, in section 10, for subsections (4) and (5), the following shall be substituted:

“(4) The CEO shall be appointed for an extendable term of three years on such terms and conditions as may be determined by the Board:

provided that the Board shall review the performance of the CEO every year, and grant him such increments and bonuses as may be approved in the annual budget of the Authority.

provided further that the CEO shall only be removed from service after giving him a notice and right of hearing before the Government.

(5) The CEO may, at any time before the expiry of his term and upon three months' notice, resign his office.

(6) Subject to this Act and general supervision and control of the Board, the CEO may exercise all powers and perform all functions of the Authority and the Board.”.

12. Amendment of section 11 of Act VI of 2021.– In the Act, in section 11, for subsection (2), the following shall be substituted:

“(2) The Board or the CEO may establish, by special order, one or more Agencies.”.

13. Amendment of section 12 of Act VI of 2021.– In the Act, for section 12, the following shall be substituted:

“12. Appointment of employees.– (1) The Authority may appoint such employees including advisors, experts and consultants as it considers necessary for the efficient performance of its functions on such terms and conditions as may be prescribed by the regulations:

provided that the Authority shall review the performance of its employees every year, and may grant such increments and bonuses to them as may be approved in the annual budget of the Authority.”.

14. Substitution of section 16 of Act VI of 2021.– In the Act, for section 16, the following shall be substituted:

“16. Preparation of schemes and projects etc.– (1) subject to the provisions of this Act, the Authority shall prepare projects for the area or any part thereof.

(2) Any planning or development scheme in the area of the Authority may be carried out only with the concurrence of the Authority.”.

15. Amendment of section 17 of Act VI 2021.– In the Act, in section 17, in subsection (1), for the word “person”, the expression “private person, government, governmental agency, entity or corporation on revenue sharing basis” shall be substituted.

16. Amendment of section 19 of Act VI 2021.– In the Act, in section 19, for subsection (1), the following shall be substituted:

“(1) The Authority may make, maintain, amend, manage, enforce and keep in its custody a Master Plan or Master Plans if devised for the Area in different cities, towns and urban centres.”.

17. Omission of section 22 of Act VI of 2021.– In the Act, section 22 shall be omitted.

18. Amendment of section 24 of Act VI of 2021.— In the Act, in section 24, in subsection (4), the expression “, in such manner as may be prescribed” shall be omitted.

19. Substitution of section 31 of Act VI of 2021.— In the Act, for section 31, the following shall be substituted:

“31. Acquisition of land.— Subject to the provisions of this Act and the regulations, the Authority may acquire an immovable property in the following modes:

- (a) under the Land Acquisition Act, 1894 (I of 1894) and such acquisitions shall be deemed to be for public purpose;
- (b) through a contract of purchase, lease, exchange and through the Authority land procurement models as may be approved by the Board; and
- (c) by way of transfer, lease or grant from the Government or the Federal Government.”.

20. Substitution of section 32 of Act VI of 2021.— In the Act, for section 32, the following shall be substituted:

“32. Use of public and private land.— Notwithstanding the provisions of any other law and subject to this Act, the Authority may, with consent of respective Government or any person and on such mutually agreed terms and conditions, use any state or private land belonging to the Federal, Provincial Government or any private person for the purpose of any scheme, project or phase of master plan on profit or revenue sharing basis within the Area.”.

21. Amendment of section 33 of Act VI of 2021.— In the Act, in section 33 the expression “,in the prescribed manner” shall be omitted.

22. Substitution of section 34 of Act VI of 2021.— In the Act, for section 34, the following shall be substituted:

“33. Joint ventures and outsourcing.— (1) Notwithstanding the provisions contained in the Punjab Public Private Partnership Act 2019 (XXX of 2019) and the Punjab Procurement Regulatory Authority Act, 2009 (VIII of 2009), and subject to such terms and conditions as may be prescribed by the regulations and until so prescribed as may be approved by the Board, for performance of its functions under this Act, the Authority may:

- (a) enter into any joint venture agreement with any Government agency or organization, any local or foreign company to manage, sale, develop, maintain, build and transfer any land, plot, estate or property in the area including that vested in or owned by the Authority; and
- (b) outsource any of its activities including development works through any mode including public private partnership.

(2) The Joint Venture Agreements or public private partnership Agreements under subsection (1) may be executed by the CEO or any other employee of the Authority as may be authorized by the Board.

(3) Notwithstanding anything contained in the Punjab Procurement Regulatory Authority Act, 2009 (VIII of 2009), any rules and regulations made thereunder, the Authority may, by the regulations, prescribe methods and procedures for undertaking public procurements under this Act and such prescribed methods shall exclusively govern procurements by the Authority.”.

23. Amendment of section 35 of Act VI of 2021.– In the Act, in section 35, in subsection (5), for the word “prescribed”, the words “determined by it” shall be substituted.

24. Amendment of section 42 of Act VI of 2021.– In the Act, in section 42, for the word “prescribed”, the word “determined” shall be substituted.

25. Substitution of section 43 of Act VI of 2021.– In the Act, for section 43, the following shall be substituted:

“43. Budget.– The CEO shall prepare a budget in respect of the financial year next ensuing showing the estimated receipts and expenditure of the Authority and each of its Agencies and shall submit the same to the Board for approval:

provided that the Authority shall maintain its own schedule of rates and costs for its projects and schemes to be approved by the Board, and until such schedule is approved, the rates determined through engineering estimates by approved engineering consultants shall be used by the Authority.”.

26. Amendment of section 50 of Act VI of 2021.– In the Act, in section 50, for the word “Schedule”, the word “Schedules” shall be substituted.

27. Amendment of section 56 of Act VI of 2021.– In the Act, in section 56, in subsection (1), in clauses (a) and (b), for the word “Schedule”, the words “SECOND SCHEDULE” shall be substituted.

28. Addition of new SCHEDULE to Act VI of 2021.– In the Act, the existing SCHEDULE shall be renamed as “SECOND SCHEDULE”, and before the SECOND SCHEDULE as renamed, the following new FIRST SCHEDULE shall be added:

FIRST SCHEDULE

[See section 2(b)]

Area of the Authority

1. Lahore:

A. Walton Airport and Bab-e-Pakistan (3128 *kanals* approximately) having the following details:

(i) Boundary references:

Datum and Spheroid	World Geodetic System 1984 (WGS 84)
Coordinate System	Geographic Coordinate System/ Latitude and Longitude (GCS Lat Long WGS84)

Boundary	Reference Point ID	Longitude	Latitude
East	E1/N10	74° 21' 18.540" E	31° 29' 21.175" N
	E2	74° 21' 9.227" E	31° 29' 4.064" N
	E2/S1	74° 21' 40.095" E	31° 28' 53.763" N
North	N1/W12	74° 19' 55.720" E	31° 30' 23.665" N
	N2	74° 20' 8.509" E	31° 30' 25.507" N
	N3	74° 20' 9.325" E	31° 30' 24.095" N
	N4	74° 20' 21.776" E	31° 30' 32.365" N
	N5	74° 20' 23.261" E	31° 30' 31.476" N
	N6	74° 20' 11.824" E	31° 30' 21.564" N
	N7	74° 20' 35.843" E	31° 29' 58.208" N
	N8	74° 20' 34.110" E	31° 29' 56.822" N
	N9	74° 21' 11.941" E	31° 29' 22.683" N
West	W1/S3	74° 21' 0.422" E	31° 28' 51.433" N
	W2	74° 21' 10.057" E	31° 29' 9.837" N
	W3	74° 21' 3.170" E	31° 29' 21.601" N
	W4	74° 20' 55.843" E	31° 29' 16.368" N
	W5	74° 20' 49.028" E	31° 29' 30.205" N
	W6	74° 20' 52.268" E	31° 29' 31.439" N
	W7	74° 20' 10.430" E	31° 30' 13.288" N
	W8	74° 20' 4.309" E	31° 30' 8.270" N
	W9	74° 20' 2.651" E	31° 30' 11.543" N
	W10	74° 19' 56.738" E	31° 30' 9.908" N

Boundary	Reference Point ID	Longitude	Latitude
	W11	74° 19' 53.694" E	31° 30' 17.049" N
South	S2	74° 21' 27.605" E	31° 28' 40.524" N

(ii) Boundary description:

NORTH:

The Northern Boundary of jurisdiction starts from the reference point N1/W12 moving along the northern boundary of Saint Mary Park (National Bank Park) (Including side road) towards East, up to reference point N2 falling exactly on Hali Road till N3 and it moves towards northeast up to the reference point N4 exactly on Main Boulevard Road towards Liberty Square and then up to the reference point N4 it moves towards N5 near United Christian Hospital. From reference point, N5 moves towards the southwest on Main Boulevard Road towards Kalma Square up to the reference point N6 and move towards the south along Falcon Complex Road till N7, excluding the boundary of Falcon Complex, move up to reference point N8. From N8 it moves towards southeast along the Falcon Complex Boundary excluding model Colony Up to the reference point N9 and towards the reference point E1/N10 on Railway Line.

EAST:

From the reference point E1/N10 moving towards west south along the railway line excluding Railway Officers Colony Boundary, to the reference point E2. From the reference Point E2, it moves towards the southeast direction along Bab e Pakistan boundary till Walton Road at reference point E3/S1 excluding the Civil Service Academy Area and including Bab-e-Pakistan area.

SOUTH:

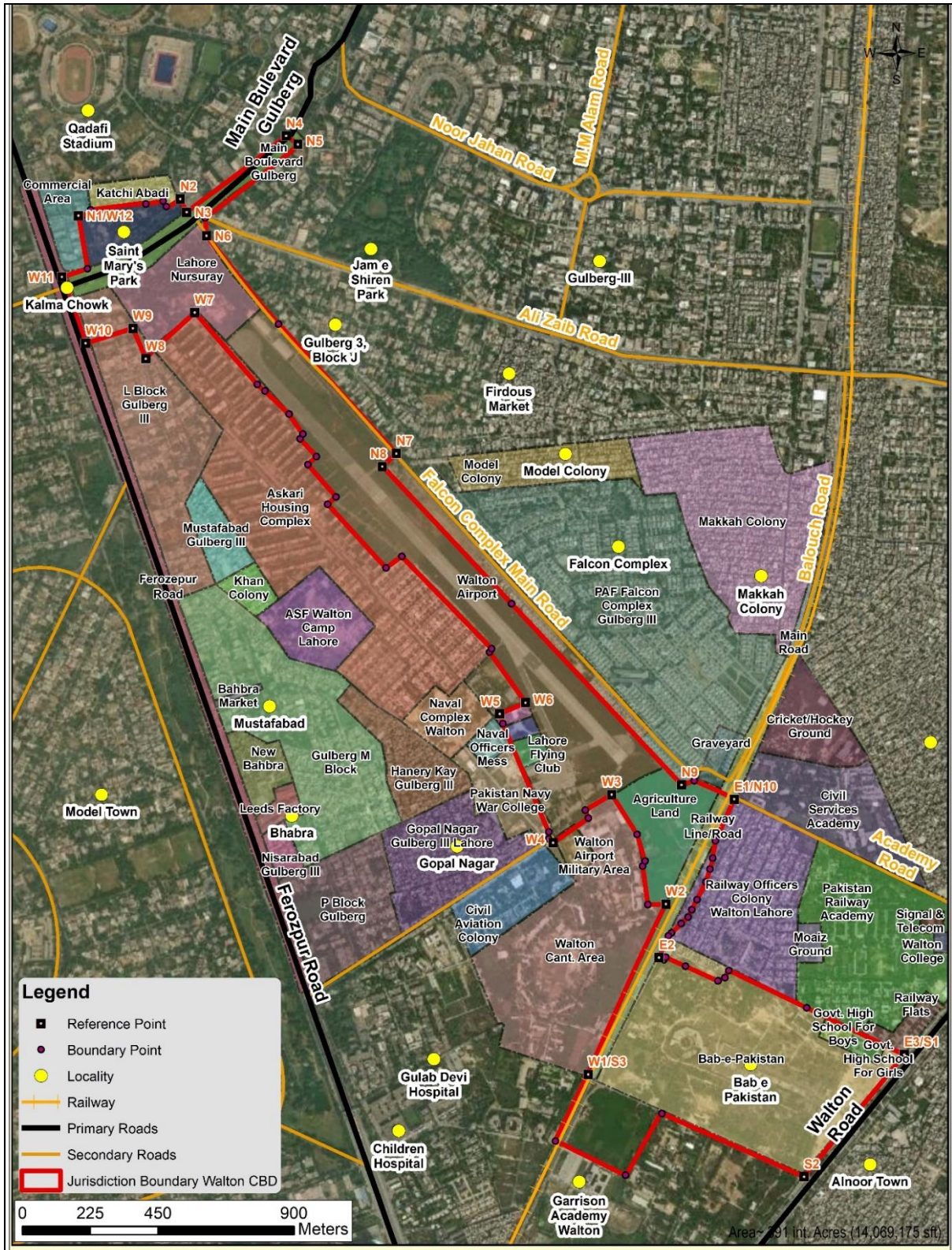
From the reference point E3/S1 moving along Walton Road till the reference point S2 and then move towards the northwest along the Bab-e-Pakistan Road up to the reference point W1/S3 crossing Hall Road and Railway Track.

WEST:

From the reference point W1/S3 in the North-East direction including areas of the WCB, move towards the reference point W2. From the reference point W2, it moves towards Northwest direction up to the reference Point W3 excluding the Walton Airport Military Area. From W3 move towards so southwest direction up to the reference point W4 connecting to Yasir Shaheed Road. From W4 it moves towards the northwest along Yasir Shaheed Road excluding the Pakistan Navy College and then moves towards North East along Walton Boundary till reference Point W5. From W5 it moves towards W6 in the northeast direction along the Naval Complex boundary. From W6 in the northwest direction along the boundary of Askari-V Flats, From reference point W6 it continues moving along the Walton boundary till W7, and then it moves towards west till reference point W8 (SW corner of the park), W9 North corner of the park on Aqa Khail road. Along the nursery road, it moves towards the west up to reference point W10 on Ferozepur Road. From reference point W10, it moves towards North till Kalma Square including the Kalma Chowk Garden and Main Boulevard Gulberg

Road to W11 and then connects with the Saint Mary's Park Road till the reference point N1W12.

(iii) Boundary Map:



(iv) Boundary Coordinates:

ID	Longitude	Latitude	ID	Longitude	Latitude
1	31° 28' 40.524" N	74° 21' 27.605" E	39	31° 30' 25.269" N	74° 20' 6.362" E
2	31° 28' 47.233" N	74° 21' 9.691" E	40	31° 30' 24.684" N	74° 20' 6.759" E
3	31° 28' 51.325" N	74° 21' 0.308" E	41	31° 30' 25.507" N	74° 20' 8.509" E
4	31° 29' 9.837" N	74° 21' 10.057" E	42	31° 30' 24.095" N	74° 20' 9.325" E
5	31° 29' 9.745" N	74° 21' 7.783" E	43	31° 30' 32.365" N	74° 20' 21.776" E
6	31° 29' 13.900" N	74° 21' 7.097" E	44	31° 30' 31.476" N	74° 20' 23.261" E
7	31° 29' 14.454" N	74° 21' 7.386" E	45	31° 30' 23.462" N	74° 20' 11.651" E
8	31° 29' 17.317" N	74° 21' 6.375" E	46	31° 30' 21.564" N	74° 20' 11.824" E
9	31° 29' 21.601" N	74° 21' 3.170" E	47	31° 30' 12.089" N	74° 20' 20.953" E
10	31° 29' 19.908" N	74° 20' 59.849" E	48	31° 29' 58.208" N	74° 20' 35.843" E
11	31° 29' 19.046" N	74° 21' 0.246" E	49	31° 29' 56.822" N	74° 20' 34.110" E
12	31° 29' 16.368" N	74° 20' 55.843" E	50	31° 29' 42.086" N	74° 20' 50.440" E
13	31° 29' 16.799" N	74° 20' 55.266" E	51	31° 29' 22.683" N	74° 21' 11.941" E
14	31° 29' 17.538" N	74° 20' 55.266" E	52	31° 29' 23.145" N	74° 21' 13.530" E
15	31° 29' 29.161" N	74° 20' 49.417" E	53	31° 29' 21.175" N	74° 21' 18.540" E
16	31° 29' 30.238" N	74° 20' 49.092" E	54	31° 29' 16.665" N	74° 21' 16.229" E
17	31° 29' 31.439" N	74° 20' 52.268" E	55	31° 29' 14.815" N	74° 21' 15.877" E
18	31° 29' 36.863" N	74° 20' 47.703" E	56	31° 29' 13.623" N	74° 21' 15.548" E
19	31° 29' 37.232" N	74° 20' 47.956" E	57	31° 29' 12.232" N	74° 21' 15.038" E
20	31° 29' 47.133" N	74° 20' 36.618" E	58	31° 29' 10.334" N	74° 21' 13.937" E
21	31° 29' 45.871" N	74° 20' 34.632" E	59	31° 29' 9.233" N	74° 21' 13.299" E
22	31° 29' 52.701" N	74° 20' 27.256" E	60	31° 29' 8.435" N	74° 21' 12.836" E
23	31° 29' 53.501" N	74° 20' 28.302" E	61	31° 29' 7.732" N	74° 21' 11.987" E
24	31° 29' 56.948" N	74° 20' 24.728" E	62	31° 29' 6.728" N	74° 21' 10.774" E
25	31° 29' 57.841" N	74° 20' 25.811" E	63	31° 29' 6.403" N	74° 21' 10.382" E
26	31° 29' 59.719" N	74° 20' 23.753" E	64	31° 29' 5.764" N	74° 21' 10.066" E
27	31° 30' 0.242" N	74° 20' 24.078" E	65	31° 29' 4.064" N	74° 21' 9.227" E
28	31° 30' 2.386" N	74° 20' 22.325" E	66	31° 29' 3.818" N	74° 21' 9.840" E
29	31° 30' 4.871" N	74° 20' 19.294" E	67	31° 29' 4.095" N	74° 21' 10.057" E
30	31° 30' 5.566" N	74° 20' 18.316" E	68	31° 29' 3.137" N	74° 21' 12.551" E
31	31° 30' 13.288" N	74° 20' 10.430" E	69	31° 29' 1.571" N	74° 21' 16.626" E
32	31° 30' 9.908" N	74° 19' 56.738" E	70	31° 29' 1.940" N	74° 21' 17.492" E
33	31° 30' 16.980" N	74° 19' 53.712" E	71	31° 29' 2.710" N	74° 21' 17.998" E
34	31° 30' 17.910" N	74° 19' 56.909" E	72	31° 28' 58.735" N	74° 21' 27.814" E
35	31° 30' 23.665" N	74° 19' 55.720" E	73	31° 28' 53.763" N	74° 21' 40.095" E
36	31° 30' 23.840" N	74° 19' 57.348" E	74	31° 28' 47.143" N	74° 21' 33.850" E
37	31° 30' 24.282" N	74° 19' 57.264" E	75	31° 28' 40.591" N	74° 21' 5.183" E
38	31° 30' 24.930" N	74° 20' 4.196" E	76	31° 28' 44.203" N	74° 20' 56.349" E

B. Wahdat Colony (1,771 *kanals* approximately) having the following details:

(i) Boundary references:

Datum and Spheroid	World Geodetic System 1984 (WGS 84)
Coordinate System	Geographic Coordinate System/ Latitude and Longitude (GCS Lat Long WGS84)

Boundary	Reference Point ID	Longitude	Latitude
NORTH	N1	31°31'14.10"N	74°18'49.49"E
	N2	31°31'6.11"N	74°18'14.50"E
	N3	31°31'4.14"N	74°18'14.38"E
	N4	31°31'2.53"N	74°18'11.05"E
	N5	31°31'5.33"N	74°18'9.92"E
EAST	E1	31°31'1.41"N	74°18'57.47"E
SOUTH	S1	31°30'41.61"N	74°18'15.50"E
WEST	W1	31°31'4.51"N	74°17'59.84"E

(ii) Boundary description:

EAST:

The Eastern boundary starts from Naqsha Stop along Wahdat Road at reference point E1.

NORTH:

From reference point E1 it moves in north direction adjacent to Wahdat link road till T Junction at reference point N1 meeting at Shuja Road. From reference point N1 the boundary moves west along Shuja road through the points N2, N3, N4 and N5 respectively.

WEST:

From reference point N5, it moves to west connecting at reference point W1 at Link Wahdat road opposite to Pak Block, Allama Iqbal Town.

SOUTH:

From reference point W1, it moves along Link Wahdat Road to connect at point S1 at Wahdat Road.

(iii) Boundary Map:



(iv) Boundary Coordinates:

ID	Longitude	Latitude
N1	31°31'14.10"N	74°18'49.49"E
N2	31°31'6.11"N	74°18'14.50"E
N3	31°31'4.14"N	74°18'14.38"E
N4	31°31'2.53"N	74°18'11.05"E
N5	31°31'5.33"N	74°18'9.92"E
E1	31°31'1.41"N	74°18'57.47"E
S1	31°30'41.61"N	74°18'15.50"E
W1	31°31'4.51"N	74°17'59.84"E