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PART III

Other Notifications, Orders, etc.

GOVERNMENT OF PAKISTAN
PRIME MINISTER'S OFFICE
(Board of Investment)
(SEZ Secretariat)

NOTIFICATIONS

Islamabad, the 15th December, 2022

S. R. O. 2283(I)/2022.—In exercise of powers conferred by section 7 of the Special Economic Zones Act, 2012 (XX of 2012) read with clause (j) of section 6 thereof, the Board of Approvals (BOA) in its 8th meeting, held on 14th November 2022, has been pleased to direct the following amendments in its Notification No. 1(30)-2015-SEZ, dated 28th June 2018, namely;—

- a. in Para-1, after “Serial No. 1”, the following new entry shall be added;

1A	Federal Minister for Board of Investment (BOI)	Co-opted Member
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- b. for Para-7 the following shall be substituted, namely;—

5353(1—19)

Price: Rs. 40.00

[14044(2022)/Ex. Gaz.]

“In the absence of Chairman Board of Investment, the meetings shall be convened by the orders of Secretary BOI/BOA to be chaired by Federal Minister for Board of Investment.”.

[No. 1(109)-2020-SEZ.]

S. R. O. 2284(I)/2022.—In exercise of the powers conferred by clause (n) of section 3 of the Special Economic Zones Act, 2012 (XX of 2012) read with Sole Enterprise Special Economic Zones Regulations 2020, the Board of Approvals in its 8th meeting, held on 14th November 2022, has been pleased to approve and notify the following zone application received from the SEZ Authority Punjab, dated 10th August 2022, as per details given below, namely;—

Sr. No.	Name of Special Economic Zone	Sole Enterprise/Developer	Type	Location	Total Area (Acres)
1.	Roshan Sun Tao Paper Mills (Private) Limited Sole Enterprise Special Economic Zone	Roshan Sun Tao Paper Mills (Private) Limited	Private	Sheikhupura, Punjab	56.9

2. The approval is subject to the following terms and conditions, namely:—

- (a) construction of the Zone shall commence within six months and completed with 24 months from the date of this notification and the Sole Enterprise/Developer shall share with respective SEZ Authority and the Secretariat of Approvals Committee and Board of Approvals the development progress of its respective Zone as per the submitted Master Plan and Execution Plan developed in Primavera or MS Project, as the case may be, on quarterly basis;
- (b) no change shall be made in the contents of the approved zone application without prior approval of the Board of Approvals;
- (c) development and operations of the Zone shall be as per Master Plan submitted with the approved zone application, whereas the operations of the zone enterprise shall commence within 24 months from the date of this notification;
- (d) till the approval of the Development Agreement or constitution of the SEZ Committees (as the case may), the Sole Enterprise/Developer shall not be entitled to sell or lease any industrial or commercial parcel of land, or sign or intend to sign an MOU or agreement or any such instrument conditionally or unconditionally to sell or lease any such land to any investor or enterprise or any other party;

- (e) there shall be no real estate activity within the SESEZ;
- (f) Zone Enterprises shall only be admitted into the Zone, after the approval of the respective SEZ Committee as provided under section 23 of the Special Economic Zones Act, 2012 (XX of 2012), and in case of a sole enterprise special economic zone, no other enterprise shall be allowed into the zone;
- (g) Sole Enterprise/Developer shall at all times keep a clear title of the land or leasehold rights, that shall be free from all encumbrances;
- (h) Sole Enterprise/Developer shall unconditionally comply with all the instructions, regulations, SOPs, Circulars and clarifications etc. issued by the respective SEZ Authority, Board of Investment, being secretariat of the Approvals Committee and Board of Approvals, as and when required to advance the objectives of the Special Economic Zones Act, 2012 (XX of 2012);
- (i) the cost of utilities if any, for the zone, till zero point, shall be borne by the Sole Enterprise/Developer without seeking any funding from Federal Government;
- (j) all conditions mentioned in the Environmental Protection Agency certificate provided with the zone application or other requirements mentioned from time to time by the respective Environmental Protection Agency shall be adhered by the Developer in letter and spirit;
- (k) Sole Enterprise/Developer shall unconditionally accept and validate the contents of the Development Agreement for the zone as prescribed by the Secretariat of the Board of Approvals under the standardized Development Agreement template;
- (l) Board of Investment, being secretariat of the Approvals Committee and Board of Approvals, or respective SEZ Authority may, at any time, by notice in writing require any director, officer and member of the Sole Enterprise/Developer, in general or in particular to furnish bi-annual reports containing any information relating to their project within the time specified therein or such further time as the Board of Investment or respective SEZ Authority may allow, with any statement or information and without prejudice to the generality of the foregoing power, may call for information, at such intervals as the Board of Investment or respective SEZ Authority may deem necessary;

- (m) Sole Enterprise/Developer shall abide by the provisions of the Sole Enterprise Special Economic Zones Regulations 2020, failure in meeting the milestones or parameters or conditions prescribed therein shall result in penal action under the relevant provisions of the Special Economic Zones Act 2012 (XX of 2012) and rules and regulations framed thereunder;
- (n) in case of breach of any undertakings or any failure in meeting the export generation commitments over 5 years, with minimum USD 7.5 Million each year, the SEZ status shall be revoked, and Sole Enterprise/Developer shall be solely liable to reimburse all SEZ benefits granted to it, in monetary terms, to the Government entities;
- (o) developers and enterprises housed in the zone after the date of notification of the Special Economic Zone, regardless of claiming or expiry of incentives available under the Special Economic Zones Act, 2012 (XX of 2012), shall be bound to adhere to all the provisions of the above said Act, Special Economic Zones Rules 2013 or rules, regulations, clarifications, directives etc., issued by the SEZ Secretariat from time to time; and
- (p) processing or other fee, if any, levied by Board of Investment with the approval of Board of Approvals shall be payable with immediate effect by the respective Developer under rule 62(1)(b) of Special Economic Zone Rules 2013.

3. The Sole Enterprise may operate as a developer as provided in the Special Economic Zones Act, 2012 (XX of 2012), Special Economic Zones Rules 2013 and required for SEZ certification and a Zone enterprise certification under rule 50 and 51 of the Special Economic Zones Rules 2013.

4. Unless otherwise provided in the Special Economic Zones Act, 2012 (XX of 2012), Special Economic Zones Rules 2013 or rules, regulations, clarifications, directives etc. issued thereunder or specifically approved by the Board of Approvals as empowered under section 6(a) and 6(j) of the Special Economic Zones Act 2012, this notification shall not absolve the Sole enterprise/Developer, from the responsibility of taking any other certification, permit, license or any other instrument or from complying with any other statutory requirements as provided under any applicable law.

5. Any violation of the aforementioned terms and conditions may entail withdrawal of SEZ status under the relevant provisions of Special Economic Zones Act, 2012 (XX of 2012), and rules and regulations framed thereunder.

[No. 1(78)-2018-SEZ.]

S. R. O. 2285(I)/2022.—In exercise of the powers conferred by clause (n) of section 3 of the Special Economic Zones Act, 2012 (XX of 2012) read with Sole Enterprise Special Economic Zones Regulations 2020, the Board of Approvals in its 8th meeting, held on 14th November 2022, has been pleased to approve and notify the following zone application received from the SEZ Authority Sindh, dated 30th August 2022, as per details given below, namely:—

Sr. No.	Name of Special Economic Zone	Sole Enterprise/Developer	Type	Location	Total Area (Acres)
1.	PFB (Private) Limited Sole Enterprise Special Economic Zone	PFB (Private) Limited	Private	Thatta, Sindh	53

2. The approval is subject to the following terms and conditions, namely:—

- (a) construction of the Zone shall commence within six months and completed with 24 months from the date of this notification and the Sole Enterprise/Developer shall share with respective SEZ Authority and the Secretariat of Approvals Committee and Board of Approvals the development progress of its respective Zone as per the submitted Master Plan and Execution Plan developed in Primavera or MS Project, as the case may be, on quarterly basis;
- (b) no change shall be made in the contents of the approved zone application without prior approval of the Board of Approvals;
- (c) development and operations of the Zone shall be as per Master Plan submitted with the approved zone application, whereas the operations of the zone enterprise shall commence within 24 months from the date of this notification;
- (d) till the approval of the Development Agreement or constitution of the SEZ Committees (as the case may), the Sole Enterprise/Developer shall not be entitled to sell or lease any industrial or commercial parcel of land, or sign or intend to sign an MOU or agreement or any such instrument conditionally or unconditionally to sell or lease any such land to any investor or enterprise or any other party;
- (e) there shall be no real estate activity within the SESEZ;
- (f) Zone Enterprises shall only be admitted into the Zone, after the approval of the respective SEZ Committee as provided under section 23 of the Special Economic Zones Act, 2012 (XX of 2012),

and in case of a sole enterprise special economic zone, no other enterprise shall be allowed into the zone;

- (g) Sole Enterprise/Developer shall at all times keep a clear title of the land or leasehold rights, that shall be free from all encumbrances;
- (h) Sole Enterprise/Developer shall unconditionally comply with all the instructions, regulations, SOPs, Circulars and clarifications etc. issued by the respective SEZ Authority, Board of Investment, being secretariat of the Approvals Committee and Board of Approvals, as and when required to advance the objectives of the Special Economic Zones Act, 2012 (XX of 2012);
- (i) the cost of utilities if any, for the zone, till zero point, shall be borne by the Sole Enterprise/Developer without seeking any funding from Federal Government;
- (j) all conditions mentioned in the Environmental Protection Agency certificate provided with the zone application or other requirements mentioned from time to time by the respective Environmental Protection Agency shall be adhered by the Developer in letter and spirit;
- (k) Sole Enterprise/Developer shall unconditionally accept and validate the contents of the Development Agreement for the zone as prescribed by the Secretariat of the Board of Approvals under the standardized Development Agreement template;
- (l) Board of Investment, being secretariat of the Approvals Committee and Board of Approvals, or respective SEZ Authority may, at any time, by notice in writing require any director, officer and member of the Sole Enterprise/Developer, in general or in particular to furnish bi-annual reports containing any information relating to their project within the time specified therein or such further time as the Board of Investment or respective SEZ Authority may allow, with any statement or information and without prejudice to the generality of the foregoing power, may call for information, at such intervals as the Board of Investment or respective SEZ Authority may deem necessary;
- (m) Sole Enterprise/Developer shall abide by the provisions of the Sole Enterprise Special Economic Zones Regulations 2020, failure in meeting the milestones or parameters or conditions prescribed therein shall result in penal action under the relevant provisions of the Special Economic Zones Act 2012 (XX of 2012) and rules and regulations framed thereunder;

- (n) in case of breach of any undertakings or any failure in meeting the investment threshold in 24 months, the SEZ status shall be revoked, and Sole Enterprise/Developer shall be solely liable to reimburse all SEZ benefits granted to it, in monetary terms, to the Government entities;
- (o) developers and enterprises housed in the zone after the date of notification of the Special Economic Zone, regardless of claiming or expiry of incentives available under the Special Economic Zones Act, 2012 (XX of 2012), shall be bound to adhere to all the provisions of the above said Act, Special Economic Zones Rules 2013 or rules, regulations, clarifications, directives etc., issued by the SEZ Secretariat from time to time; and
- (p) processing or other fee, if any, levied by Board of Investment with the approval of Board of Approvals shall be payable with immediate effect by the respective Developer under rule 62(1)(b) of Special Economic Zone Rules 2013.

3. The Sole Enterprise may operate as a developer as provided in the Special Economic Zones Act, 2012 (XX of 2012), Special Economic Zones Rules 2013 and required for SEZ certification and a Zone enterprise certification under rule 50 and 51 of the Special Economic Zones Rules 2013.

4. Unless otherwise provided in the Special Economic Zones Act, 2012 (XX of 2012), Special Economic Zones Rules 2013 or rules, regulations, clarifications, directives etc. issued thereunder or specifically approved by the Board of Approvals as empowered under section 6(a) and 6(j) of the Special Economic Zones Act 2012, this notification shall not absolve the Sole enterprise/ Developer, from the responsibility of taking any other certification, permit, license or any other instrument or from complying with any other statutory requirements as provided under any applicable law.

5. Any violation of the aforementioned terms and conditions may entail withdrawal of SEZ status under the relevant provisions of Special Economic Zones Act, 2012 (XX of 2012), and rules and regulations framed thereunder.

[No. 1(164)-2022-SEZ.]

S. R. O. 2286(I)/2022.—In exercise of the powers conferred by clause (n) of section 3 of the Special Economic Zones Act, 2012 (XX of 2012) read with Sole Enterprise Special Economic Zones Regulations 2020, the Board of Approvals in its 8th meeting, held on 14th November 2022, has been pleased to

approve and notify the following zone application received from the SEZ Authority Khyber Pakhtunkhwa, dated 24th August 2022, as per details given below, namely; –

Sr. No.	Name of Special Economic Zone	Sole Enterprise/Developer	Type	Location	Total Area (Acres)
1.	Premier Cement Limited Sole Enterprise Special Economic Zone	Premier Cement Limited	Private	Dera Ismail Khan, Khyber Pakhtunkhwa	600

2. The approval is subject to the following terms and conditions, namely:—

- (a) construction of the Zone shall commence within six months and completed with 24 months from the date of this notification and the Sole Enterprise/Developer shall share with respective SEZ Authority and the Secretariat of Approvals Committee and Board of Approvals the development progress of its respective Zone as per the submitted Master Plan and Execution Plan developed in Primavera or MS Project, as the case may be, on quarterly basis;
- (b) no change shall be made in the contents of the approved zone application without prior approval of the Board of Approvals;
- (c) development and operations of the Zone shall be as per Master Plan submitted with the approved zone application, whereas the operations of the zone enterprise shall commence within 24 months from the date of this notification;
- (d) till the approval of the Development Agreement or constitution of the SEZ Committees (as the case may), the Sole Enterprise/Developer shall not be entitled to sell or lease any industrial or commercial parcel of land, or sign or intend to sign an MOU or agreement or any such instrument conditionally or unconditionally to sell or lease any such land to any investor or enterprise or any other party;
- (e) there shall be no real estate activity within the SESEZ;
- (f) Zone Enterprises shall only be admitted into the Zone, after the approval of the respective SEZ Committee as provided under section 23 of the Special Economic Zones Act, 2012 (XX of 2012), and in case of a sole enterprise special economic zone, no other enterprise shall be allowed into the zone;

- (g) Sole Enterprise/Developer shall at all times keep a clear title of the land or leasehold rights, that shall be free from all encumbrances;
- (h) Sole Enterprise/Developer shall unconditionally comply with all the instructions, regulations, SOPs, Circulars and clarifications etc. issued by the respective SEZ Authority, Board of Investment, being secretariat of the Approvals Committee and Board of Approvals, as and when required to advance the objectives of the Special Economic Zones Act, 2012 (XX of 2012);
- (i) the cost of utilities if any, for the zone, till zero point, shall be borne by the Sole Enterprise/Developer without seeking any funding from Federal Government;
- (j) all conditions mentioned in the Environmental Protection Agency certificate provided with the zone application or other requirements mentioned from time to time by the respective Environmental Protection Agency shall be adhered by the Developer in letter and spirit;
- (k) Sole Enterprise/Developer shall unconditionally accept and validate the contents of the Development Agreement for the zone as prescribed by the Secretariat of the Board of Approvals under the standardized Development Agreement template;
- (l) Board of Investment, being secretariat of the Approvals Committee and Board of Approvals, or respective SEZ Authority may, at any time, by notice in writing require any director, officer and member of the Sole Enterprise/Developer, in general or in particular to furnish bi-annual reports containing any information relating to their project within the time specified therein or such further time as the Board of Investment or respective SEZ Authority may allow, with any statement or information and without prejudice to the generality of the foregoing power, may call for information, at such intervals as the Board of Investment or respective SEZ Authority may deem necessary;
- (m) Sole Enterprise/Developer shall abide by the provisions of the Sole Enterprise Special Economic Zones Regulations 2020, failure in meeting the milestones or parameters or conditions prescribed therein shall result in penal action under the relevant provisions of the Special Economic Zones Act 2012 (XX of 2012) and rules and regulations framed thereunder;

- (n) in case of breach of any undertakings or any failure in meeting the investment threshold in 24 months, the SEZ status shall be revoked, and Sole Enterprise/Developer shall be solely liable to reimburse all SEZ benefits granted to it, in monetary terms, to the Government entities;
- (o) developers and enterprises housed in the zone after the date of notification of the Special Economic Zone, regardless of claiming or expiry of incentives available under the Special Economic Zones Act, 2012 (XX of 2012), shall be bound to adhere to all the provisions of the above said Act, Special Economic Zones Rules 2013 or rules, regulations, clarifications, directives etc., issued by the SEZ Secretariat from time to time; and
- (p) processing or other fee, if any, levied by Board of Investment with the approval of Board of Approvals shall be payable with immediate effect by the respective Developer under rule 62(1)(b) of Special Economic Zone Rules 2013.

3. The Sole Enterprise may operate as a developer as provided in the Special Economic Zones Act, 2012 (XX of 2012), Special Economic Zones Rules 2013 and required for SEZ certification and a Zone enterprise certification under rule 50 and 51 of the Special Economic Zones Rules 2013.

4. Unless otherwise provided in the Special Economic Zones Act, 2012 (XX of 2012), Special Economic Zones Rules 2013 or rules, regulations, clarifications, directives etc. issued thereunder or specifically approved by the Board of Approvals as empowered under section 6(a) and 6(j) of the Special Economic Zones Act 2012, this notification shall not absolve the Sole enterprise /Developer, from the responsibility of taking any other certification, permit, license or any other instrument or from complying with any other statutory requirements as provided under any applicable law.

5. Any violation of the aforementioned terms and conditions may entail withdrawal of SEZ status under the relevant provisions of Special Economic Zones Act, 2012 (XX of 2012), and rules and regulations framed thereunder.

[No. 1(148)-2021-SEZ.]

S. R. O. 2287(I)/2022.—In exercise of the powers conferred by clause (n) of section 3 of the Special Economic Zones Act, 2012 (XX of 2012) read with Sole Enterprise Special Economic Zones Regulations 2020, the Board of Approvals in its 8th meeting, held on 14th November 2022, has been pleased to approve and notify the following zone application received from the SEZ Authority Khyber Pakhtunkhwa, dated 11th August 2022, as per details given below, namely;—

Sr. No.	Name of Special Economic Zone	Sole Enterprise/Developer	Type	Location	Total Area (Acres)
1.	Fatima Cement Limited Sole Enterprise Special Economic Zone	Fatima Cement Limited	Private	Dera Ismail Khan, Khyber Pakhtunkhwa	333

2. The approval is subject to the following terms and conditions, namely:—

- (a) construction of the Zone shall commence within six months and completed with 24 months from the date of this notification and the Sole Enterprise/Developer shall share with respective SEZ Authority and the Secretariat of Approvals Committee and Board of Approvals the development progress of its respective Zone as per the submitted Master Plan and Execution Plan developed in Primavera or MS Project, as the case may be, on quarterly basis;
- (b) no change shall be made in the contents of the approved zone application without prior approval of the Board of Approvals;
- (c) development and operations of the Zone shall be as per Master Plan submitted with the approved zone application, whereas the operations of the zone enterprise shall commence within 24 months from the date of this notification;
- (d) till the approval of the Development Agreement or constitution of the SEZ Committees (as the case may), the Sole Enterprise/Developer shall not be entitled to sell or lease any industrial or commercial parcel of land, or sign or intend to sign an MOU or agreement or any such instrument conditionally or unconditionally to sell or lease any such land to any investor or enterprise or any other party;
- (e) there shall be no real estate activity within the SESEZ;
- (f) Zone Enterprises shall only be admitted into the Zone, after the approval of the respective SEZ Committee as provided under section 23 of the Special Economic Zones Act, 2012 (XX of 2012),

and in case of a sole enterprise special economic zone, no other enterprise shall be allowed into the zone;

- (g) Sole Enterprise/Developer shall at all times keep a clear title of the land or leasehold rights, that shall be free from all encumbrances;
- (h) Sole Enterprise/Developer shall unconditionally comply with all the instructions, regulations, SOPs, Circulars and clarifications etc. issued by the respective SEZ Authority, Board of Investment, being secretariat of the Approvals Committee and Board of Approvals, as and when required to advance the objectives of the Special Economic Zones Act, 2012 (XX of 2012);
- (i) the cost of utilities if any, for the zone, till zero point, shall be borne by the Sole Enterprise/Developer without seeking any funding from Federal Government;
- (j) all conditions mentioned in the Environmental Protection Agency certificate provided with the zone application or other requirements mentioned from time to time by the respective Environmental Protection Agency shall be adhered by the Developer in letter and spirit;
- (k) Sole Enterprise/Developer shall unconditionally accept and validate the contents of the Development Agreement for the zone as prescribed by the Secretariat of the Board of Approvals under the standardized Development Agreement template;
- (l) Board of Investment, being secretariat of the Approvals Committee and Board of Approvals, or respective SEZ Authority may, at any time, by notice in writing require any director, officer and member of the Sole Enterprise/Developer, in general or in particular to furnish bi-annual reports containing any information relating to their project within the time specified therein or such further time as the Board of Investment or respective SEZ Authority may allow, with any statement or information and without prejudice to the generality of the foregoing power, may call for information, at such intervals as the Board of Investment or respective SEZ Authority may deem necessary;
- (m) Sole Enterprise/Developer shall abide by the provisions of the Sole Enterprise Special Economic Zones Regulations 2020, failure in meeting the milestones or parameters or conditions prescribed therein shall result in penal action under the relevant provisions of the Special Economic Zones Act 2012 (XX of 2012) and rules and regulations framed thereunder;

- (n) in case of breach of any undertakings or any failure in meeting the investment threshold in 24 months, the SEZ status shall be revoked, and Sole Enterprise/Developer shall be solely liable to reimburse all SEZ benefits granted to it, in monetary terms, to the Government entities;
- (o) developers and enterprises housed in the zone after the date of notification of the Special Economic Zone, regardless of claiming or expiry of incentives available under the Special Economic Zones Act, 2012 (XX of 2012), shall be bound to adhere to all the provisions of the above said Act, Special Economic Zones Rules 2013 or rules, regulations, clarifications, directives etc., issued by the SEZ Secretariat from time to time; and
- (p) processing or other fee, if any, levied by Board of Investment with the approval of Board of Approvals shall be payable with immediate effect by the respective Developer under rule 62(1)(b) of Special Economic Zone Rules 2013.

3. The Sole Enterprise may operate as a developer as provided in the Special Economic Zones Act, 2012 (XX of 2012), Special Economic Zones Rules 2013 and required for SEZ certification and a Zone enterprise certification under rule 50 and 51 of the Special Economic Zones Rules 2013.

4. Unless otherwise provided in the Special Economic Zones Act, 2012 (XX of 2012), Special Economic Zones Rules 2013 or rules, regulations, clarifications, directives etc. issued thereunder or specifically approved by the Board of Approvals as empowered under section 6(a) and 6(j) of the Special Economic Zones Act 2012, this notification shall not absolve the Sole enterprise/ Developer, from the responsibility of taking any other certification, permit, license or any other instrument or from complying with any other statutory requirements as provided under any applicable law.

5. Any violation of the aforementioned terms and conditions may entail withdrawal of SEZ status under the relevant provisions of Special Economic Zones Act, 2012 (XX of 2012), and rules and regulations framed thereunder.

[No. 1(174)-2022-SEZ]

S. R. O. 2288(I)/2022.—In exercise of the powers conferred by clause (n) of section 3 of the Special Economic Zones Act, 2012 (XX of 2012), the Board of Approvals in its 8th meeting, held on 14th November 2022, has been pleased to approve and notify the following zone application received from the

SEZ Authority Punjab, dated 10th August 2022, as per details given below, namely;—

Sr. No.	Name	Developer	Type	Location	Total Area (Acres)	Industrial/ Area (Acres)	Average sale/lease price
1.	Indus Valley Industrial Junction Special Economic Zone	Indus-Valley Industrial Junction (Private) Limited	Private	Rajanpur, Punjab	124	86.8	Industrial plots @ PKR 27 Million/Acre Commercial plots @ PKR 13.5 Million/Kanal

2. The approval is subject to the following terms and conditions, namely:—

- (a) construction of the Zone shall commence within six months from the date of this notification and the Developer shall share with respective SEZ Authority and the Secretariat of Approvals Committee and Board of Approvals the development progress of its respective Zone as per the submitted Master Plan and Execution Plan developed in Primavera or MS Project, as the case may be, on quarterly basis;
- (b) no change shall be made in the contents of the approved zone application without prior approval of the Board of Approvals;
- (c) development and operations of the Zone shall be as per Master Plan submitted with the approved zone application, whereas the development shall be completed within 24 months from the date of this notification;
- (d) till the approval of the Development Agreement or constitution of the SEZ Committees (as the case may), Developer shall not be entitled to sell/lease any industrial or commercial plot/ parcel of land, or sign or intend to sign any MOU or agreement or any such instrument conditionally or unconditionally to sell or lease any such plot/ parcel of land to any investor or enterprise or any other party;
- (e) there shall be no real estate activity within the Zone;
- (f) Zone Enterprises shall only be admitted into the SEZ, after the approval of the respective SEZ Committee as provided under section 23 of the Special Economic Zones Act, 2012 (XX of 2012);
- (g) at the time of consideration of a Zone Enterprise entry application by the SEZ Committee, the respective Developer shall undertake to

ensure provision of utilities to that Zone Enterprise, if admitted in the SEZ, as per the requirement and timeframe stated in its Zone Enterprise entry application;

- (h) Developer shall at all times keep a clear title of the land or leasehold rights, that must be free from all encumbrances;
- (i) Developer shall unconditionally comply with all the instructions, regulations, SOPs, Circulars and clarifications etc., issued by the respective SEZ Authority, Board of Investment, being secretariat of the Approvals Committee and Board of Approvals, as and when required to advance the objectives of the Special Economic Zones Act, 2012 (XX of 2012);
the cost of utilities if any, for the zone, till zero point, shall be borne by the Developer without seeking any funding from Federal Government;
- (j) all conditions mentioned in the Environmental Protection Agency certificate provided with the zone application or other requirements mentioned from time to time by the respective Environmental Protection Agency shall be adhered by the Developer in letter and spirit;
- (k) Developer shall unconditionally accept and validate the contents of the Development Agreement for the zone as prescribed by the Secretariat of the Board of Approvals under the standardized Development Agreement template;
- (l) Board of Investment, being secretariat of the Approvals Committee and Board of Approvals, or respective SEZ Authority may, at any time, by notice in writing require any director, officer and member of the Developer or respective Zone Enterprise, in general or in particular to furnish bi-annual reports containing any information relating to their project within the time specified therein or such further time as the Board of Investment or respective SEZ Authority may allow, with any statement or information and without prejudice to the generality of the foregoing power, may call for information, at such intervals as the Board of Investment or respective SEZ Authority may deem necessary;
- (m) in case of breach of any undertakings or any failure in meeting the commitments as per agreed timelines, the SEZ status shall be revoked, and the Developer shall be solely liable to reimburse all SEZ benefits granted to it, in monetary terms, to the Government entities;

- (n) amount of processing fee, if any, for zone enterprises entry applications shall be charged from prospective Zone Enterprises only after approval from the Board of Approvals;
- (o) existing enterprises or industries, if any, housed in the zone before the date of notification of the Special Economic Zone, shall not be entitled to avail any fiscal benefits under the Special Economic Zones Act, 2012 (XX of 2012);
- (p) developers and enterprises housed in the zone after the date of notification of the Special Economic Zone, regardless of claiming and expiry of incentives available under the Special Economic Zones Act, 2012 (XX of 2012), shall be bound to adhere all the provisions of the above said Act, Special Economic Zones Rules 2013 or rules, regulations, clarifications, directives etc., issued by the SEZ Secretariat from time to time; and
- (q) Processing or other fee, if any, levied by Board of Investment with the Approval of Board of Approvals shall be payable with immediate effect by the respective Developer under rule 62(1)(b) of Special Economic Zone Rules 2013.

3. Unless otherwise provided in the Special Economic Zones Act, 2012 (XX of 2012), Special Economic Zones Rules 2013 or rules, regulations, clarifications, directives etc. issued thereunder or specifically approved by the Board of Approvals as empowered under section 6(a) and 6(j) of the Special Economic Zones Act 2012, this notification shall not absolve the Developer or any of its zone enterprise, from the responsibility of taking any other certification, permit, license or any other instrument or from complying with any other statutory requirements as provided under any applicable law.

4. Any violation of the aforementioned terms and conditions may entail withdrawal of SEZ status under the relevant provisions of Special Economic Zones Act, 2012 (XX of 2012) and rules and regulations framed thereunder.

[No. 1(166)-2022-SEZ.]

S. R. O. 2289(I)/2022.—In exercise of the powers conferred by clause (n) of section 3 of the Special Economic Zones Act, 2012 (XX of 2012), the Board of Approvals in its 8th meeting, held on 14th November 2022, has been pleased to approve and notify the following zone application received from the SEZ Authority Punjab, dated 10th August 2022, as per details given below, namely; –

Sr. No.	Name	Developer	Type	Location	Total Area (Acres)	Industrial Area (Acres)	Average sale/lease price
1.	Challenge Special Economic Zone	Challenge Fashion (Private) Limited	Private	Lahore, Punjab	99.45	79.09	Industrial plots @ PKR 45 Million/Acre Commercial plots @ PKR 1 Million/Marla

2. The approval is subject to the following terms and conditions, namely:—

- (a) construction of the Zone shall commence within six months from the date of this notification and the Developer shall share with respective SEZ Authority and the Secretariat of Approvals Committee and Board of Approvals the development progress of its respective Zone as per the submitted Master Plan and Execution Plan developed in Primavera or MS Project, as the case may be, on quarterly basis;
- (b) no change shall be made in the contents of the approved zone application without prior approval of the Board of Approvals;
- (c) development and operations of the Zone shall be as per Master Plan submitted with the approved zone application, whereas the development shall be completed within 24 months from the date of this notification;
- (d) till the approval of the Development Agreement or constitution of the SEZ Committees (as the case may), Developer shall not be entitled to sell/lease any industrial or commercial plot/ parcel of land, or sign or intend to sign any MOU or agreement or any such instrument conditionally or unconditionally to sell or lease any such plot/ parcel of land to any investor or enterprise or any other party;
- (e) there shall be no real estate activity within the Zone;
- (f) Zone Enterprises shall only be admitted into the SEZ, after the approval of the respective SEZ Committee as provided under section 23 of the Special Economic Zones Act, 2012 (XX of 2012);
- (g) at the time of consideration of a Zone Enterprise entry application by the SEZ Committee, the respective Developer shall undertake to ensure provision of utilities to that Zone Enterprise, if admitted in the SEZ, as per the requirement and timeframe stated in its Zone Enterprise entry application;

- (h) Developer shall at all times keep a clear title of the land or leasehold rights, that must be free from all encumbrances;
- (i) Developer shall unconditionally comply with all the instructions, regulations, SOPs, Circulars and clarifications etc., issued by the respective SEZ Authority, Board of Investment, being secretariat of the Approvals Committee and Board of Approvals, as and when required to advance the objectives of the Special Economic Zones Act, 2012 (XX of 2012);
- (j) the cost of utilities if any, for the zone; till zero point, shall be borne by the Developer without seeking any funding from Federal Government;
- (k) security of the SEZ shall be provided by the Developer and the Home Department of Government of Punjab in conjunction with Ministry of Interior's 'SOP for security of foreign nationals working on non-CPEC projects', whereas there shall be no foreign security footprint for internal security of the SEZ;
- (l) all conditions mentioned in the Environmental Protection Agency certificate provided with the zone application or other requirements mentioned from time to time by the respective Environmental Protection Agency shall be adhered by the Developer in letter and spirit;
- (m) Developer shall unconditionally accept and validate the contents of the Development Agreement for the zone as prescribed by the Secretariat of the Board of Approvals under the standardized Development Agreement template;
- (n) Board of Investment, being secretariat of the Approvals Committee and Board of Approvals, or respective SEZ Authority may, at any time, by notice in writing require any director, officer and member of the Developer or respective Zone Enterprise, in general or in particular to furnish bi-annual reports containing any information relating to their project within the time specified therein or such further time as the Board of Investment or respective SEZ Authority may allow, with any statement or information and without prejudice to the generality of the foregoing power, may call for information, at such intervals as the Board of Investment or respective SEZ Authority may deem necessary;
- (o) in case of breach of any undertakings or any failure in meeting the commitments as per agreed timelines, the SEZ status shall be revoked, and the Developer shall be solely liable to reimburse all

SEZ benefits granted to it, in monetary terms, to the Government entities;

- (p) amount of processing fee, if any, for zone enterprises entry applications shall be charged from prospective Zone Enterprises only after approval from the Board of Approvals;
- (q) existing enterprises or industries, if any, housed in the zone before the date of notification of the Special Economic Zone, shall not be entitled to avail any fiscal benefits under the Special Economic Zones Act, 2012 (XX of 2012);
- (r) developers and enterprises housed in the zone after the date of notification of the Special Economic Zone, regardless of claiming and expiry of incentives available under the Special Economic Zones Act, 2012 (XX of 2012), shall be bound to adhere all the provisions of the above said Act, Special Economic Zones Rules 2013 or rules, regulations, clarifications, directives etc., issued by the SEZ Secretariat from time to time; and
- (s) Processing or other fee, if any, levied by Board of Investment with the Approval of Board of Approvals shall be payable with immediate effect by the respective Developer under rule 62(1)(b) of Special Economic Zone Rules 2013.

3. Unless otherwise provided in the Special Economic Zones Act, 2012 (XX of 2012), Special Economic Zones Rules 2013 or rules, regulations, clarifications, directives etc. issued thereunder or specifically approved by the Board of Approvals as empowered under section 6(a) and 6(j) of the Special Economic Zones Act 2012, this notification shall not absolve the Developer or any of its zone enterprise, from the responsibility of taking any other certification, permit, license or any other instrument or from complying with any other statutory requirements as provided under any applicable law.

4. Any violation of the aforementioned terms and conditions may entail withdrawal of SEZ status under the relevant provisions of Special Economic Zones Act, 2012 (XX of 2012) and rules and regulations framed thereunder.

[No. 1(162)-2022-SEZ.]

MAMOONA NAZ,
Deputy Director (SEZ).