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Punjab Central Business District
Development Authority

www.cbdpunjab.gov.pk

CBD Punjab Quaid District

MIX USE

Al Watani Vision

CBD Punjab's Boldest National Endeavour

Al-Watani represents the bold and futuristic vision of Chief Minister Punjab Maryam Nawaz to reshape Punjab's economic landscape and reposition Pakistan on the global investment map.

Government of the Punjab's most ambitious national endeavour to date, anchored in a multi-billion-dollar joint venture model designed to unlock transformative opportunities across commercial, technology, retail, hospitality, residential, and infrastructure. Al-Watani is a strategic invitation to the world's visionaries who seek to co-create iconic, legacy-driven projects in one of the world's most dynamic emerging markets.

This initiative marks a pivotal shift in Pakistan's narrative. The country is no longer waiting to rise, it is already rising. Through Al-Watani, Punjab is ushering in a new era of development, with skyline defining towers.

This is the making of national transformation.

This is Al-Watni - ONWARD & UPWARD.

Punjab

Economic Powerhouse of Pakistan

Punjab is a thriving hub for economic growth in Pakistan, characterized by its flourishing agriculture, robust industries, and supportive policies. Punjab stands as an ideal destination for investment and entrepreneurship, offering diverse opportunities for businesses with a promising and vibrant future.

CBD Punjab

Pakistan's First Central Business District

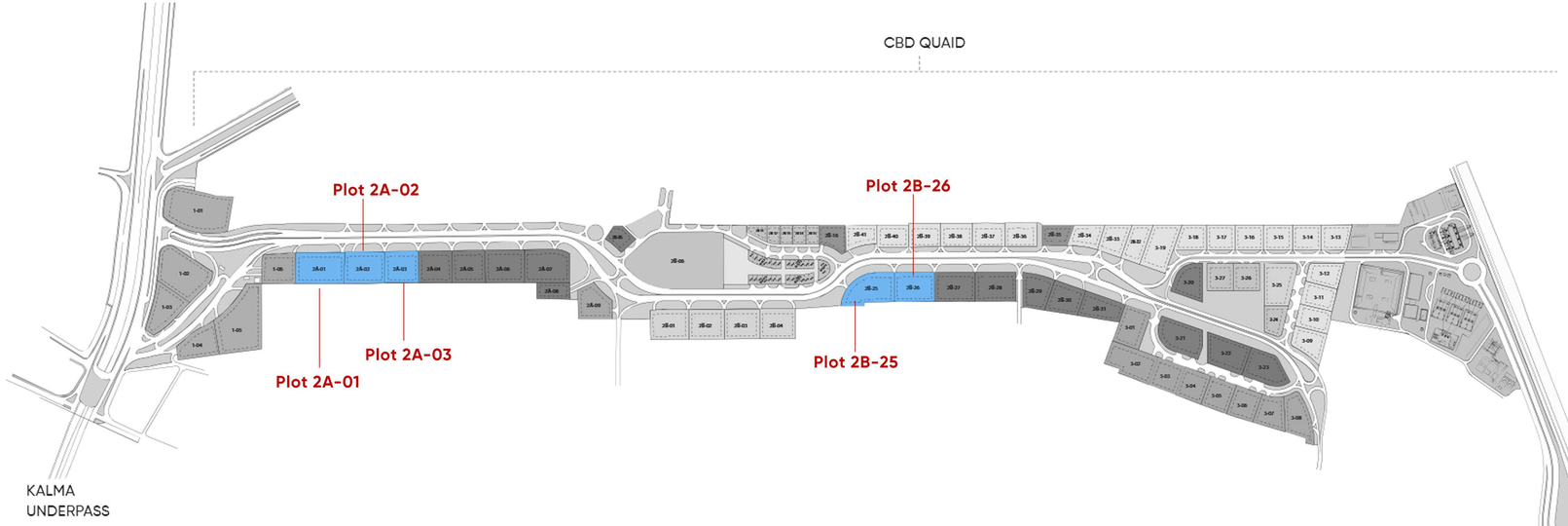
CBD Punjab is at the forefront of Pakistan's urban and economic transformation. As the country's first self-funded and fully empowered Central Business District, CBD Punjab is redefining the development landscape with a focus on smart growth, sustainability, and global integration. Designed to facilitate investment and innovation, it offers a seamless experience through one-window operations, developer-friendly policies, and fast-track approvals, making it an ideal destination for forward-looking investors and strategic partners.

Within four years, CBD Punjab has launched four flagship projects across over 1100 acres of strategically located land, unlocking a multi-billion-dollar revenue potential. At its core, CBD Punjab is more than a development authority, it is a platform where bold ideas take physical shape and where Pakistan's next chapter of growth begins. Welcome to CBD Punjab—where vision meets reality.

CBD Punjab

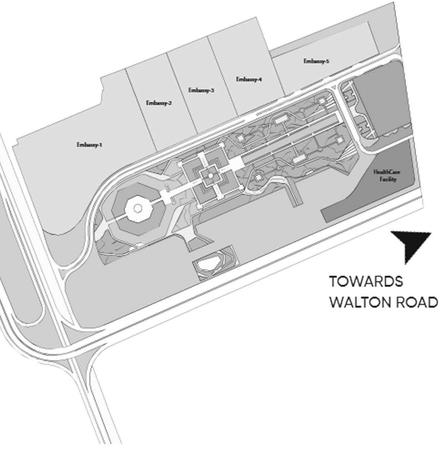
Quaid District

PUNJAB CENTRAL BUSINESS DISTRICT DEVELOPMENT AUTHORITY



The mix-use zone in CBD Punjab Quaid District embodies the future of integrated urban development—vertical, vibrant, and visionary. Positioned at the intersection of retail, residential, office, and hospitality functions, it enables a seamless blend of luxury living, commerce, and lifestyle within a singular high-rise destination. With a prime CBD Route 47 location and proximity to Lahore's key zones, this district presents limitless potential for transformative architecture and landmark developments that shape how we live, work, and engage with the city.

This is Al-Watni - ONWARD & UPWARD.



Available Plots in CBD Quaid District MIX USE

MIX-USE PLOT

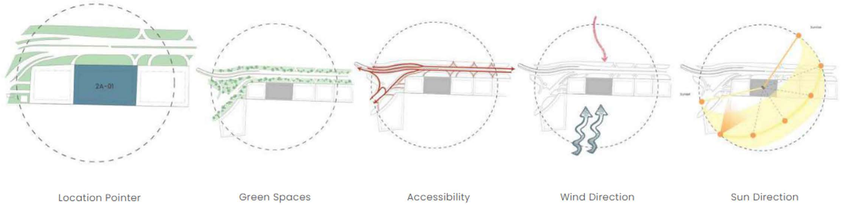
Plot [2A-01]

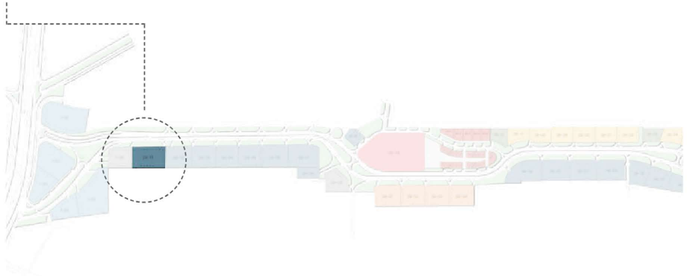
63000.00 sqft
Plot Area

945000.00 sqft
BUA

500.00 ft
Height

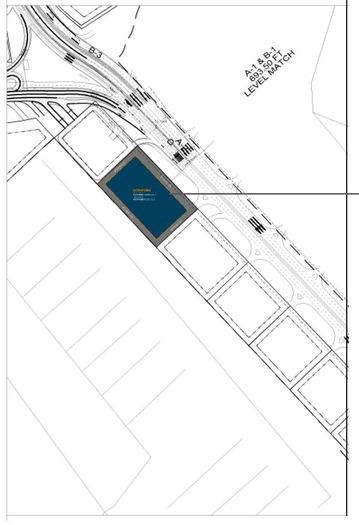
Mockup layout to
understand FAR application.



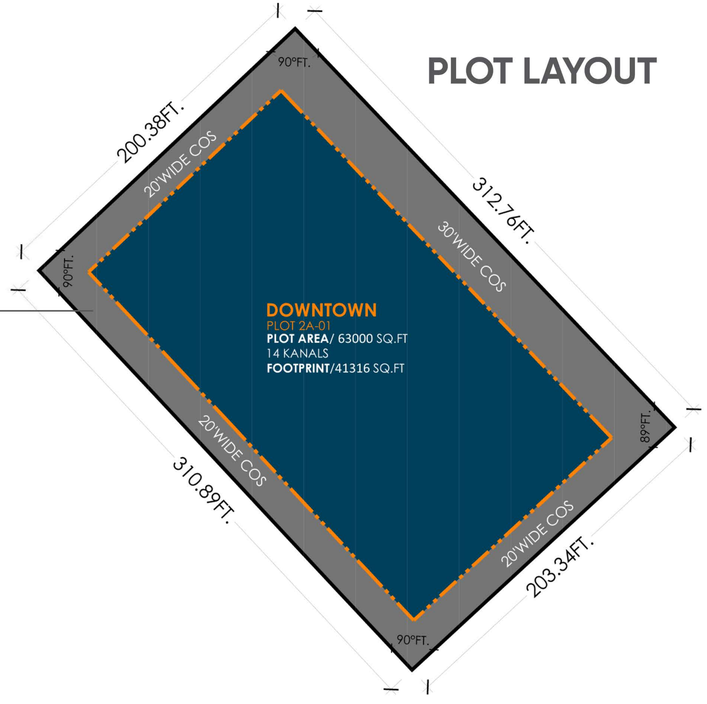


DEVELOPMENT CONTROL GUIDELINES

Plot Location



PLOT LAYOUT



PLOT REGULATIONS		
PLOT NO.	2A-01	
LAND USE	Retail	
PHASE	2A	
FAR	15.00	
PLOT AREA	SFT	63000.00
	SQM	5852.89
	SQY	6999.99
	KANALS	14.00
FOOTPRINT	SFT	41316.00
	SQM	3838.38
	SQY	4590.66
	%	65.58
BUA	SFT	945000.00
	SQM	87793.34
	SQY	104999.90
SELLABLE AREA	SFT	661500.00
ALLOWED HEIGHT	FT	500.00

PRICING	
EST. SALE PRICE (PKR)	33,075,000,000
LAND PRICE (PKR)	4,900,000,000
TOTAL IN PKR (SALE PRICE + LAND PRICE)	37,975,000,000
TOTAL IN USD	133,245,614
TOTAL IN GBP	98,636,364

DESCRIPTION

This high-rise mix-use plot enjoys a prime corner within CBD Quaid District, fronting CBD Route 47 with access to Gulberg and Walton. Designed for integrated urban development, it's ideal for combining retail floors, luxury residences, offices, and hospitality in one vertical structure.

GENERAL NOTES

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SELECT | SIGN | START
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MIX-USE PLOT

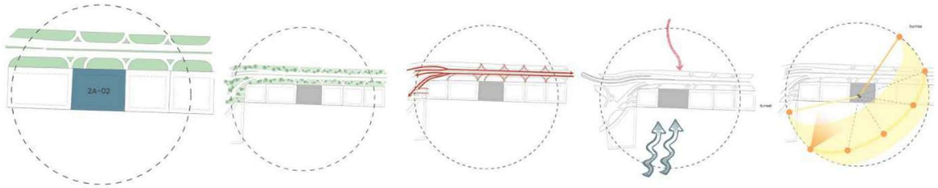
Plot [2A-02]

54000.00 sqft
Plot Area

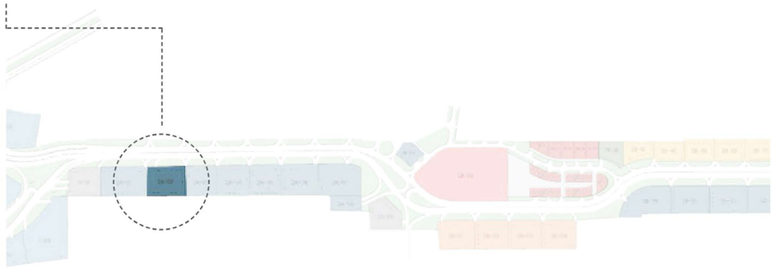
810000.00sqft
BUA

500.00 ft
Height

Mockup layout to
understand FAR application.



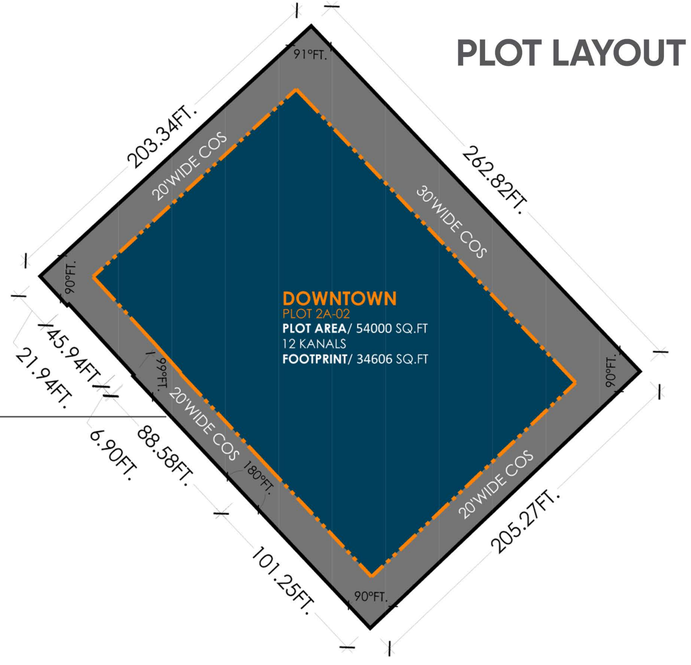
Location Pointer | Green Spaces | Accessibility | Wind Direction | Sun Direction



DEVELOPMENT CONTROL GUIDELINES

Plot Location

PLOT LAYOUT



PLOT REGULATIONS		
PLOT NO.	2A-02	
LAND USE	MIX USE	
PHASE	2A	
FAR	15.00	
PLOT AREA	SFT	54000.00
	SQM	5016.76
	SQY	5999.99
	KANALS	12.00
FOOTPRINT	SFT	34606.00
	SQM	3215.00
	SQY	3845.11
	%	64.09
BUA	SFT	810000.00
	SQM	75251.43
	SQY	89999.91
SELLABLE AREA	SFT	567000.00
ALLOWED HEIGHT	FT	500.00

PRICING	
EST. SALE PRICE (PKR)	28,350,000,000
LAND PRICE (PKR)	4,200,000,000
TOTAL IN PKR (SALE PRICE + LAND PRICE)	32,550,000,000
TOTAL IN USD	114,210,526
TOTAL IN GBP	84,545,455

DESCRIPTION

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SELECT | SIGN | START
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MIX-USE PLOT

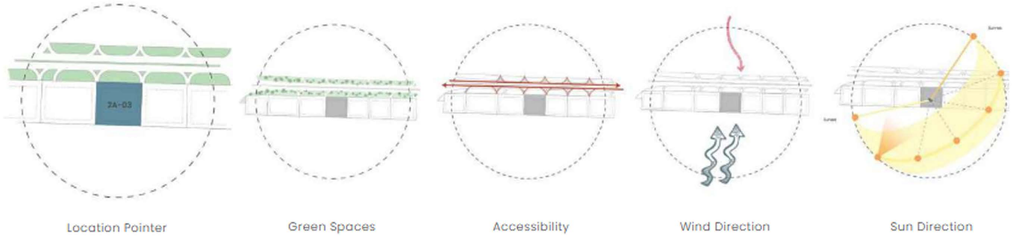
Plot [2A-03]

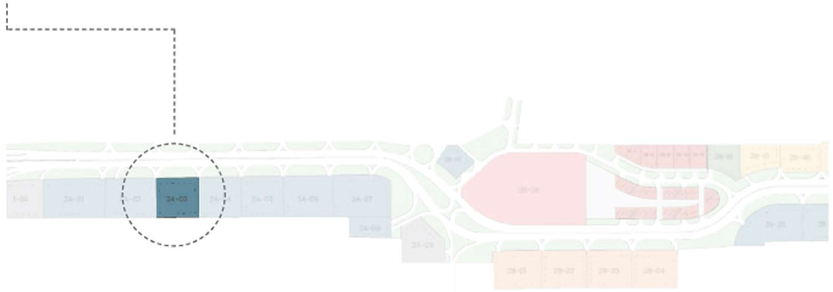
45000.00 sqft
Plot Area

675000.00 sqft
BUA

500.00 ft
Height

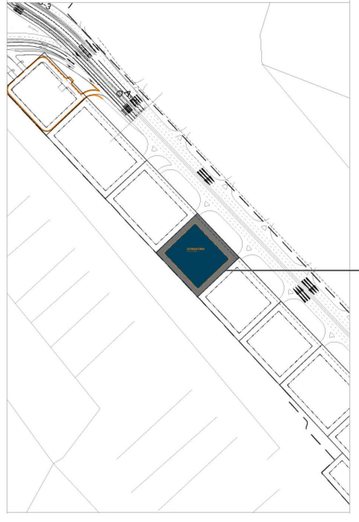
Mockup layout to
understand FAR application.



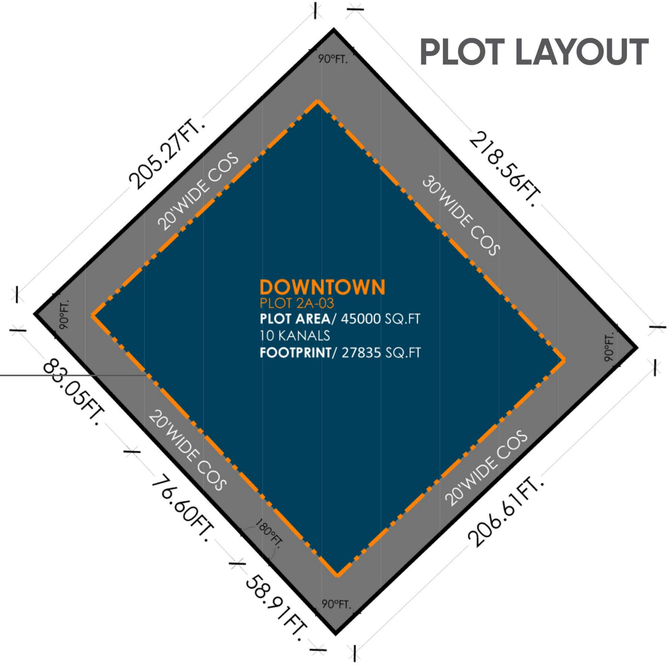


DEVELOPMENT CONTROL GUIDELINES

Plot Location



PLOT LAYOUT



PLOT REGULATIONS		
PLOT NO.	2A-03	
LAND USE	MIX USE	
PHASE	2A	
FAR	15.00	
PLOT AREA	SFT	45000.00
	SQM	4180.64
	SQY	5000.00
	KANALS	10.00
FOOTPRINT	SFT	27835.00
	SQM	2585.96
	SQY	3092.77
	%	61.86
BUA	SFT	675000.00
	SQM	62709.53
	SQY	74999.93
SELLABLE AREA	SFT	472500.00
ALLOWED HEIGHT	FT	500.00

PRICING	
EST. SALE PRICE (PKR)	23,625,000,000
LAND PRICE (PKR)	3,500,000,000
TOTAL IN PKR (SALE PRICE + LAND PRICE)	27,125,000,000
TOTAL IN USD	95,175,439
TOTAL IN GBP	70,454,545

DESCRIPTION

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MIX-USE PLOT

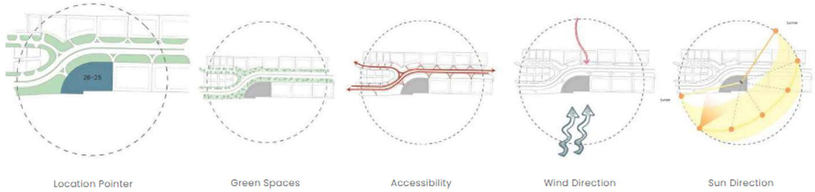
Plot [2B-25]

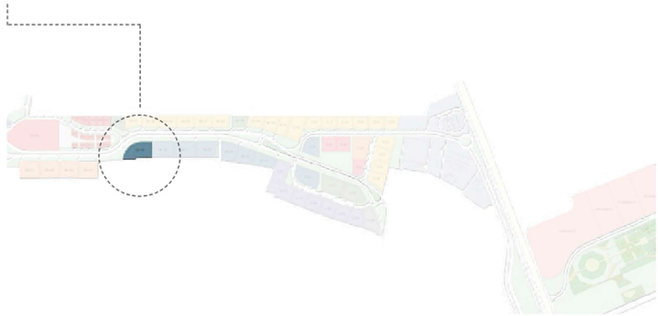
58534.00 sqft
Plot Area

719968.20 sqft
BUA

375.00 ft
Height

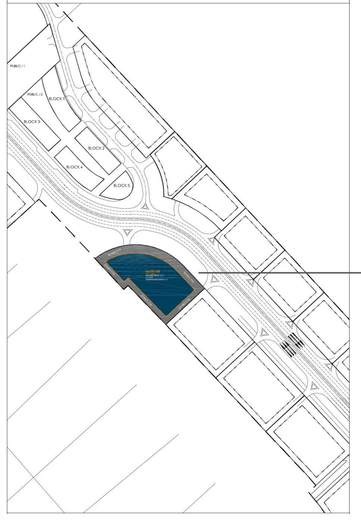
Mockup layout to
understand FAR application.



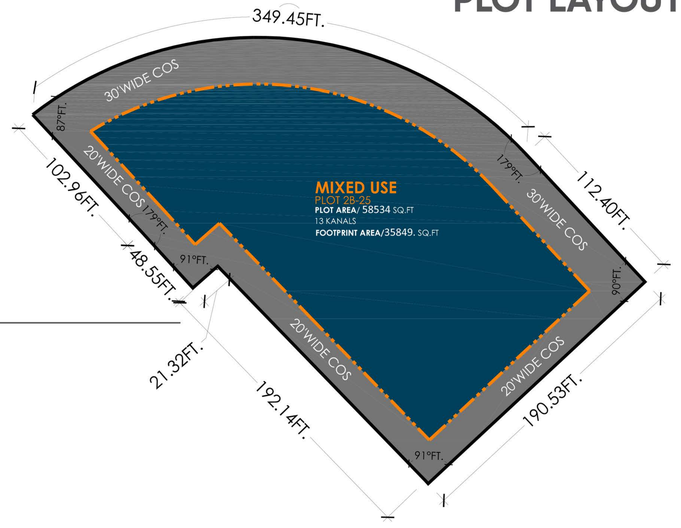


DEVELOPMENT CONTROL GUIDELINES

Plot Location



PLOT LAYOUT



PLOT REGULATIONS		
PLOT NO.	2B-25	
LAND USE	MIX USE	
PHASE	2B	
FAR	12.30	
PLOT AREA	SFT	58534.00
	SQM	5437.98
	SQY	6503.77
	KANALS	13.00
FOOTPRINT	SFT	35849.00
	SQM	3330.48
	SQY	3983.22
	%	61.24
BUA	SFT	719968.20
	SQM	66887.21
	SQY	79996.39
SELLABLE AREA	SFT	503977.74
ALLOWED HEIGHT	FT	375.00

PRICING	
EST. SALE PRICE (PKR)	25,198,887,000
LAND PRICE (PKR)	3,900,000,000
TOTAL IN PKR (SALE PRICE + LAND PRICE)	29,098,887,000
TOTAL IN USD	102,101,358
TOTAL IN GBP	75,581,525

DESCRIPTION

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SELECT | SIGN | START
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MIX-USE PLOT

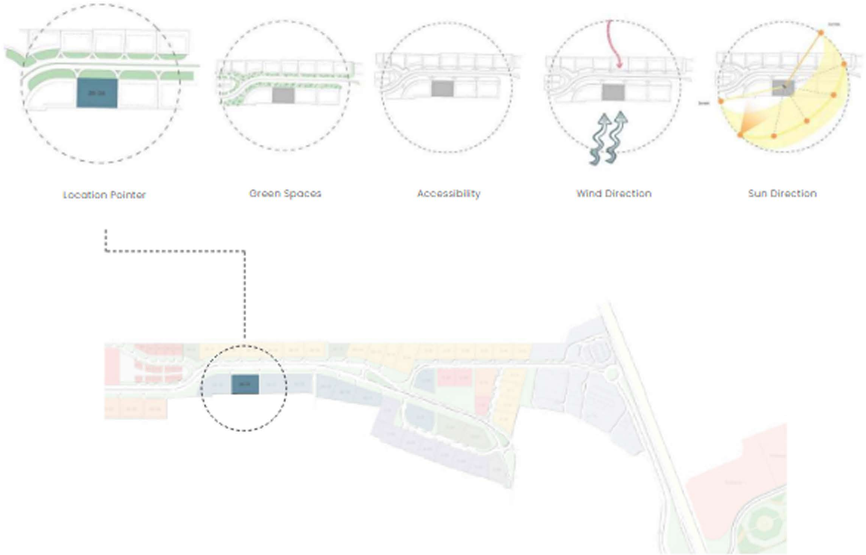
Plot [2B-26]

500000.00 sqft
Plot Area

615000.00 sqft
BUA

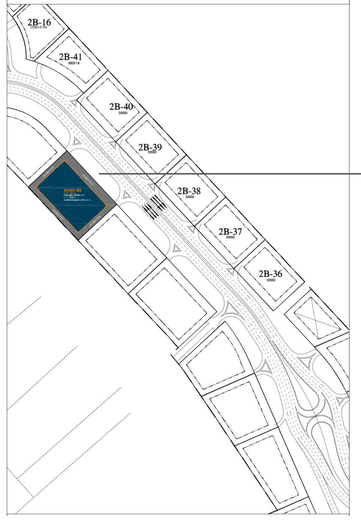
375.00 ft
Height

Mockup layout to
understand FAR application.

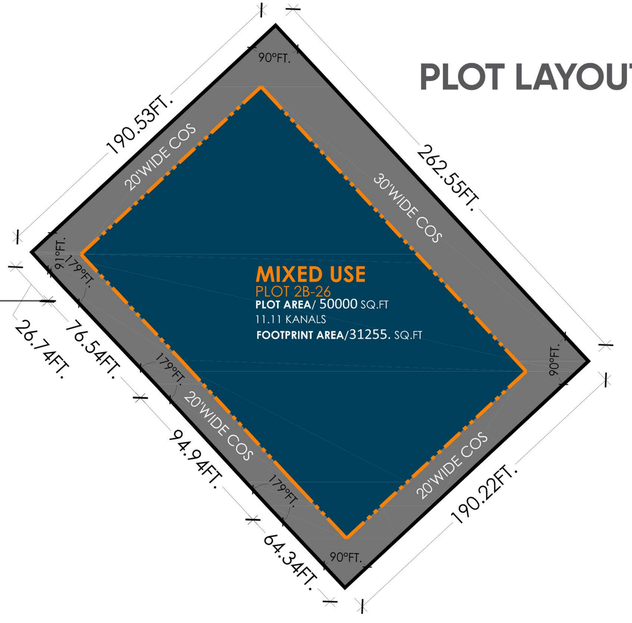


DEVELOPMENT CONTROL GUIDELINES

Plot Location



PLOT LAYOUT



PLOT REGULATIONS		
PLOT NO.	2B-26	
LAND USE	MIX USE	
PHASE	2B	
FAR	12.30	
PLOT AREA	SFT	50000.00
	SQM	4645.15
	SQY	5555.55
	KANALS	11.11
FOOTPRINT	SFT	31255.50
	SQM	2903.68
	SQY	3472.77
	%	62.51
BUA	SFT	615000.00
	SQM	57135.35
	SQY	68333.27
SELLABLE AREA	SFT	430500.00
ALLOWED HEIGHT	FT	375.00

PRICING	
EST. SALE PRICE (PKR)	21.525,000,000
LAND PRICE (PKR)	3,333,000,000
TOTAL IN PKR (SALE PRICE + LAND PRICE)	24,858,000,000
TOTAL IN USD	87,221,053
TOTAL IN GBP	64,566,234

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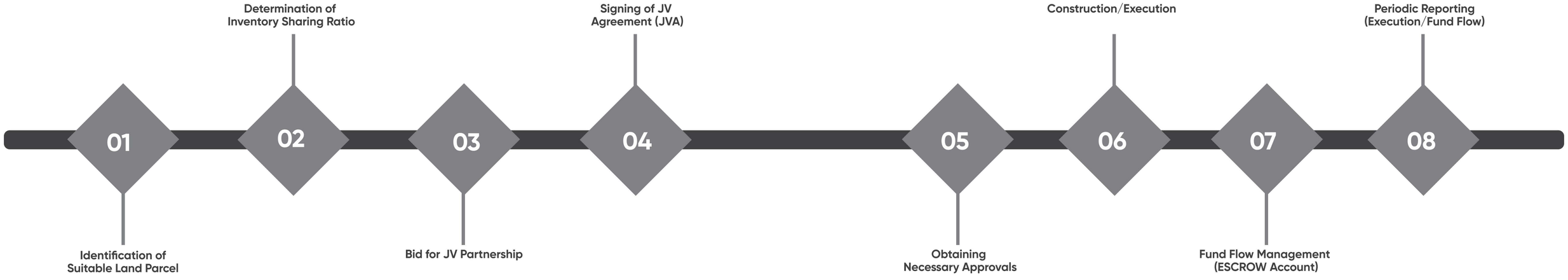
PROCESS STEPS TO ENTER INTO A JV AGREEMENT