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Punjab Central Business District Development Authority

www.cbdpunjab.gov.pk





## 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.







### 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.

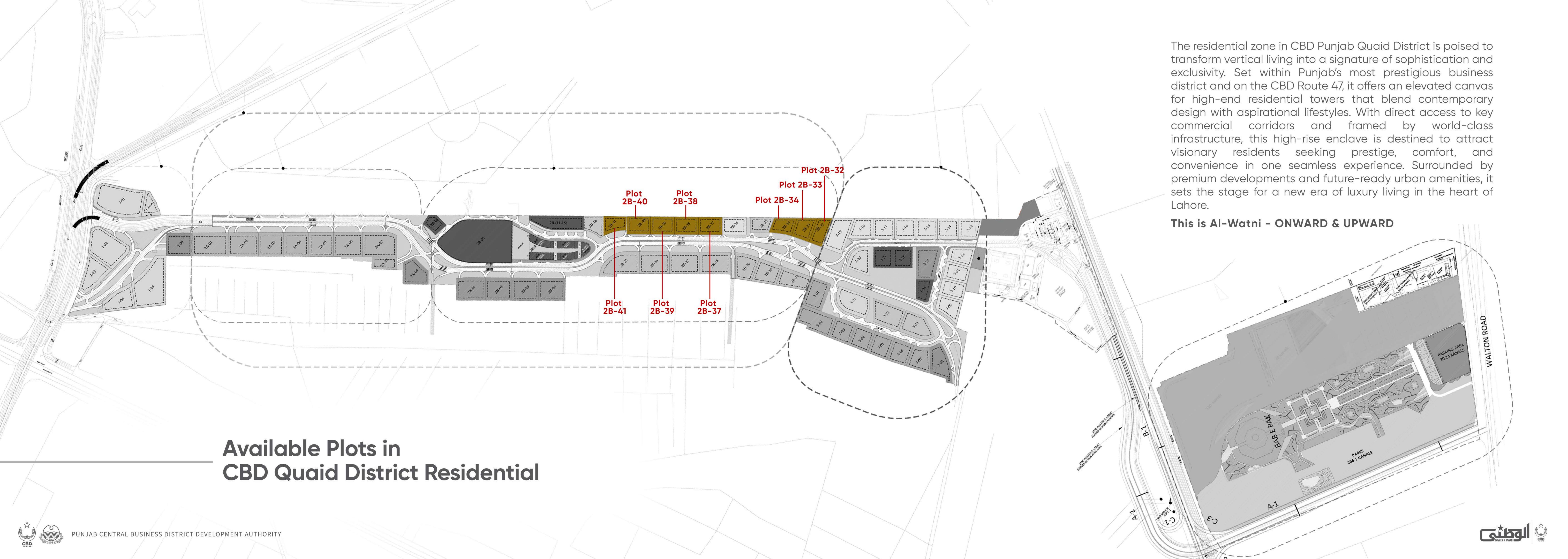
# CBD Punjab

### 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.



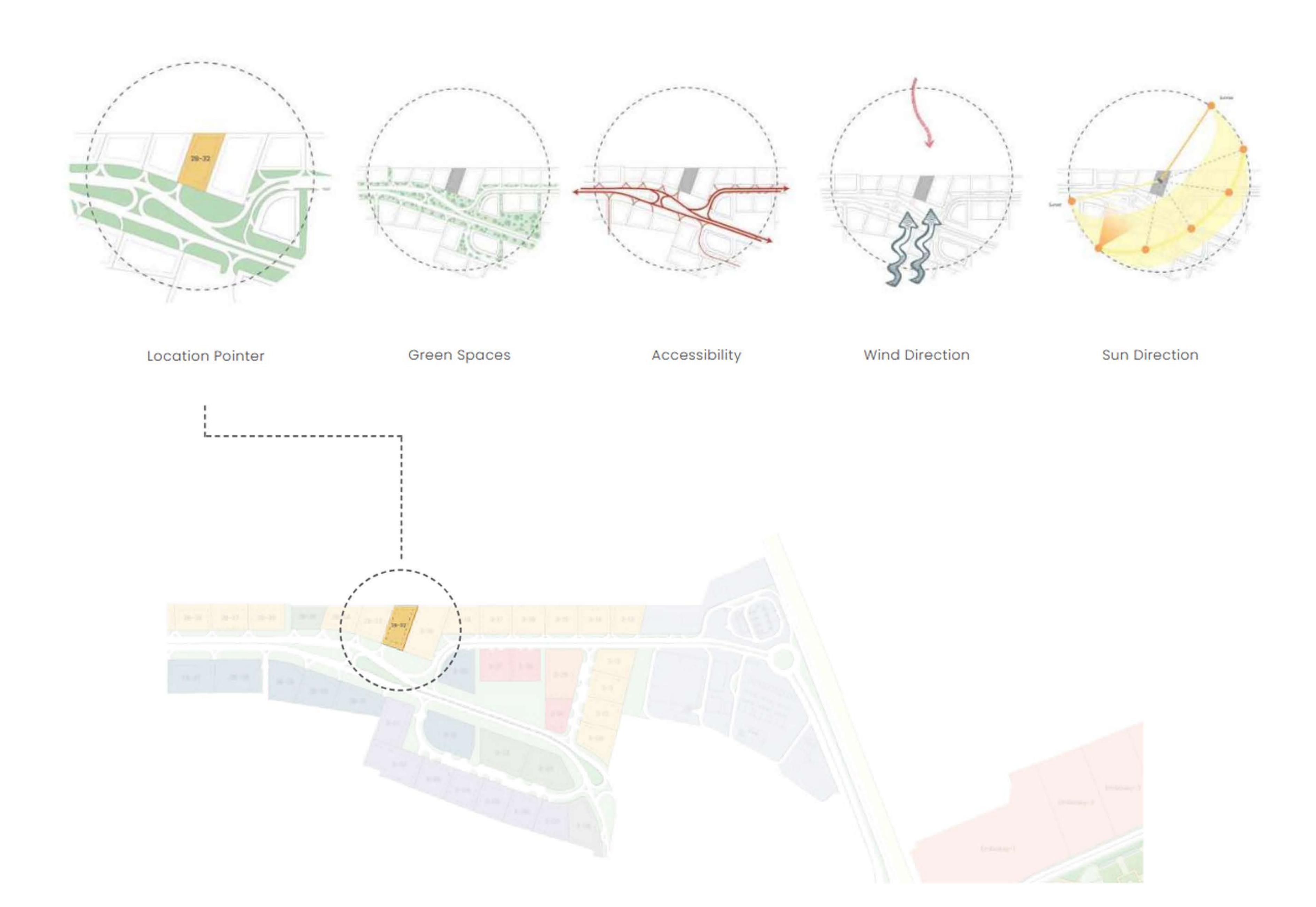




RESIDENTIAL PLOT Plot 2B-[32]

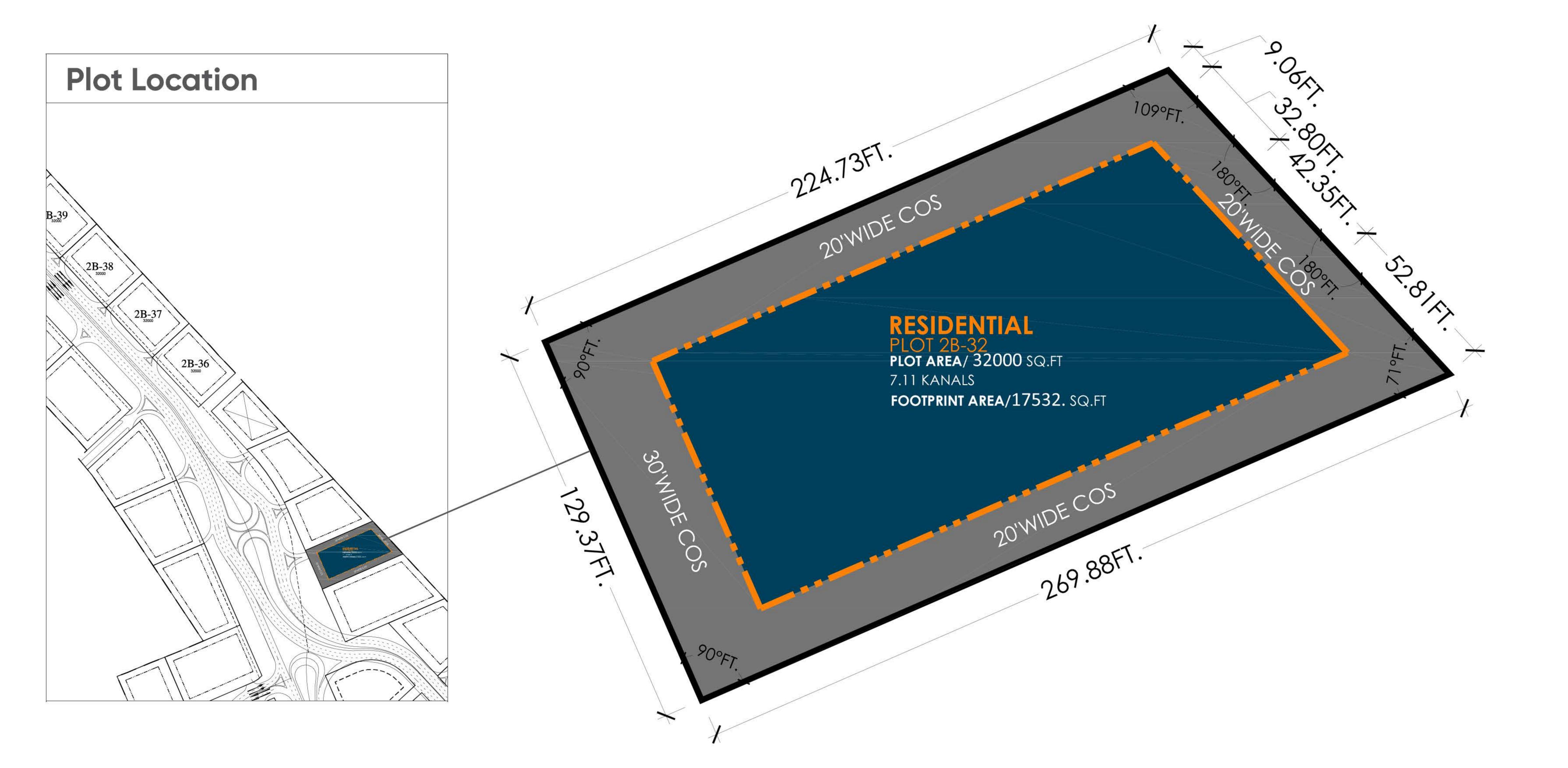
**32,000.00** sqft Plot Area

**448,000.00** sqft





### PLOT LAYOUT



PLOT REGULATIONS				
PLOT NO.		2B-32		
LAND USE	LAND USE		RESIDENTIAL	
PHASE	PHASE		2B	
FAR		14.0	14.00	
	SFT		32,000.00	
PLOT AREA	SQM		2972.90	
	SQY		3555.55	
	KANALS		7.11	
SFT			17,532.00	
FOOTPRINT	SQM		1628.78	
	SQY		1948.00	
	%		54.79	
	BUA SQM SQY		448,000.00	
BUA			41620.54	
			4977.73	
SELLABLE AREA	SFT		313,600.00	
ALLOWED HEIGHT	FT		350.00	

PRICING	
EST. SALE PRICE (PKR)	12,544,000,000
LAND PRICE (PKR)	1,279,800,000
TOTAL IN PKR (SALE PRICE + LAND PRICE)	13,823,800,000
TOTAL IN USD	48,504,561
TOTAL IN GBP	35,905,974

#### DESCRIPTION

Centrally located in CBD Quaid District with prominent frontage on CBD Route 47, this residential plot is ideal for high-rise vertical living. With seamless access to Gulberg, Walton, and major city corridors, it offers an exceptional opportunity for developing upscale apartment towers or luxury condominiums.

- COS (Compulsory Open Spaces) to be provided as shown.
- Coordinate all work with architectural drawings and specifications.
- Numerical dimensions shall take priority over scaled drawings.
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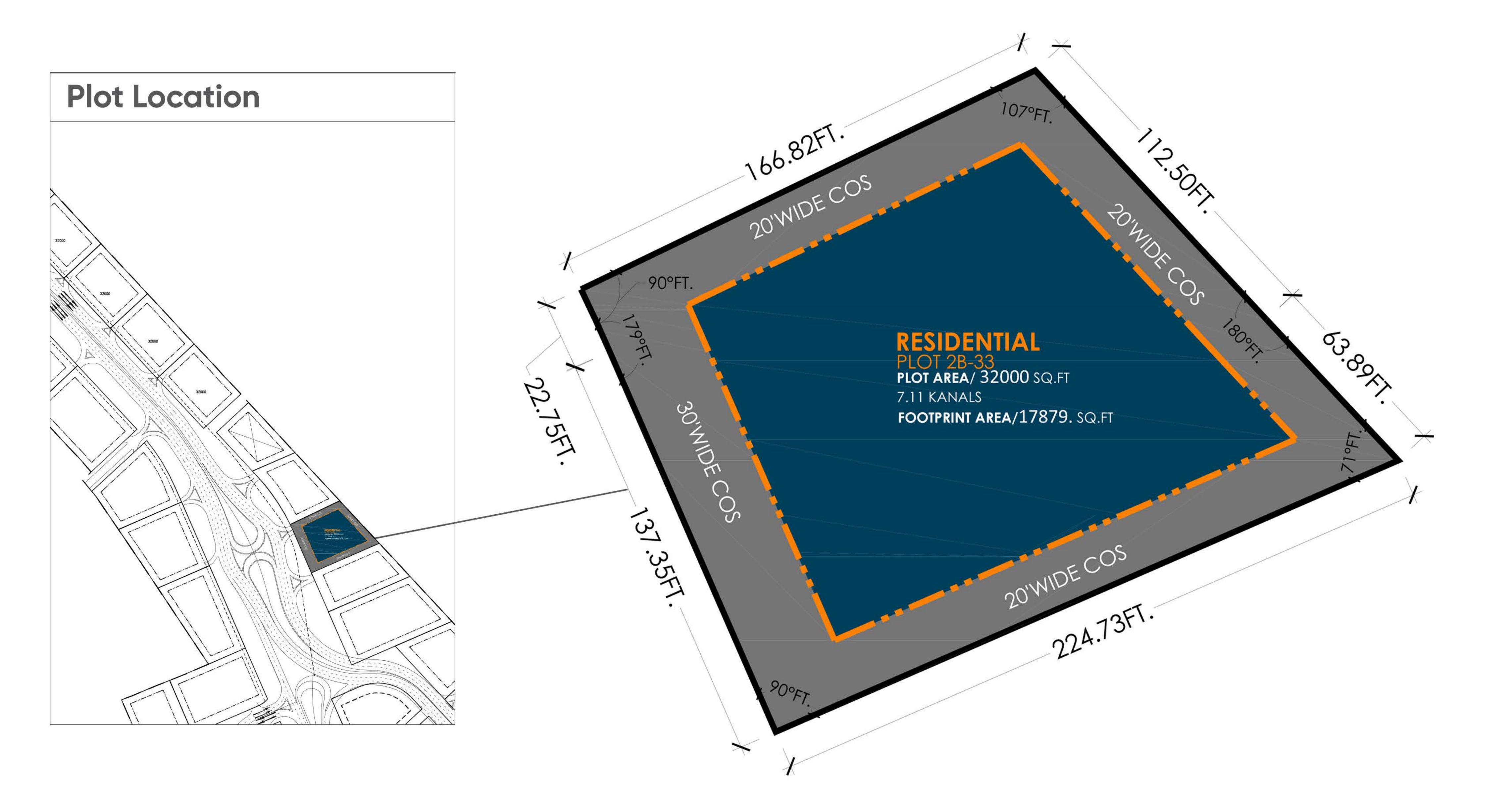
**32,000.00** sqft Plot Area

**448,000.00** sqft





### PLOT LAYOUT



PLOT REGULATIONS				
PLOT NO.		2B-33		
LAND USE	LAND USE		RESIDENTIAL	
PHASE		2B		
FAR		14.00		
	SFT		32,000.00	
PLOT AREA	SQM		2972.90	
	SQY		3555.55	
	KAN	ALS	7.11	
	SFT		17,879.00	
FOOTPRINT	SQM		1661.01	
	SQY		1986.55	
	%		55.87	
	SFT		448,000.00	
BUA	ASQM		41620.54	
	SQY		4977.73	
SELLABLE AREA	SFT		313,600.00	
ALLOWED HEIGHT	FT		350.00	

PRICING	
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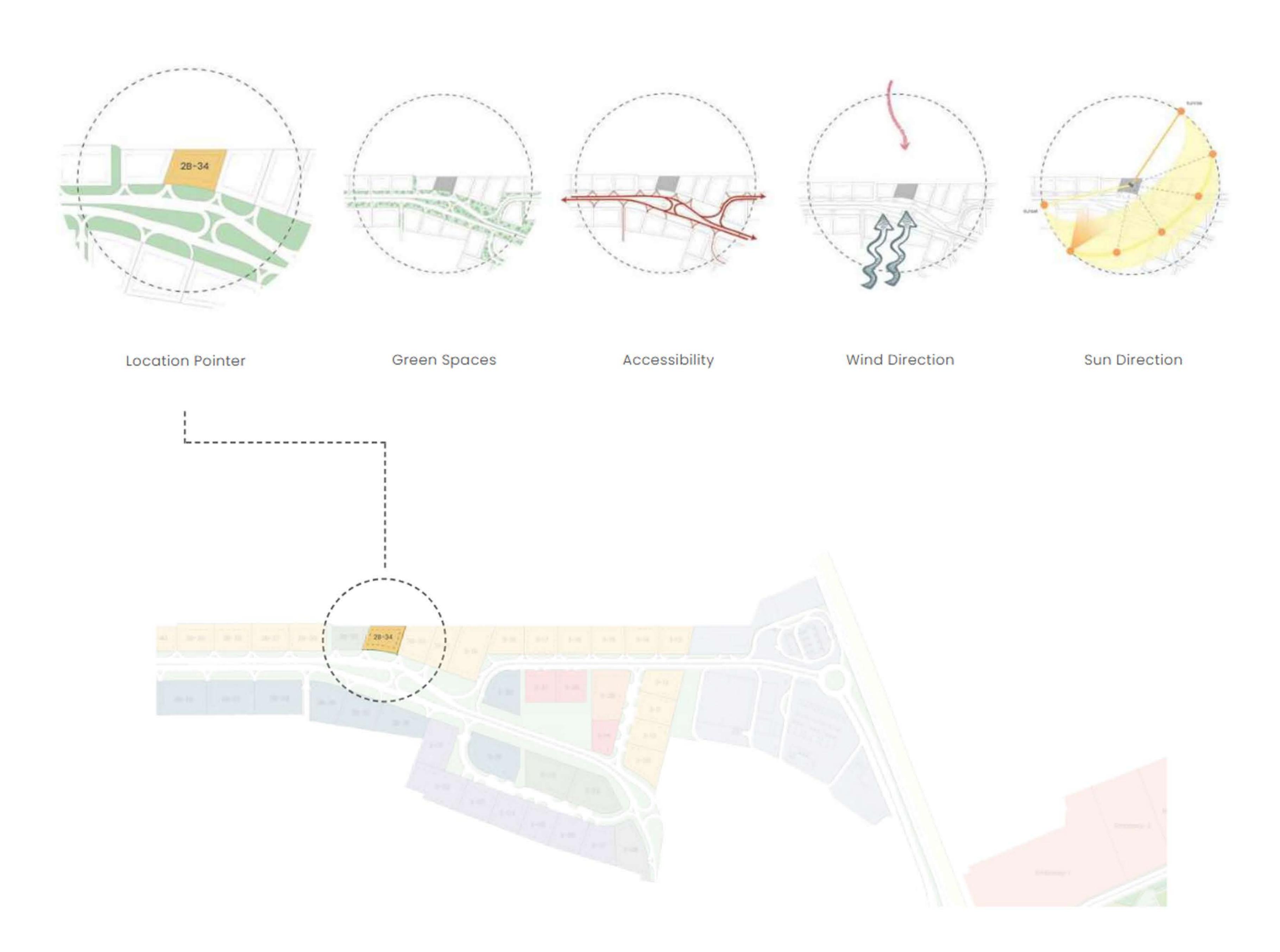






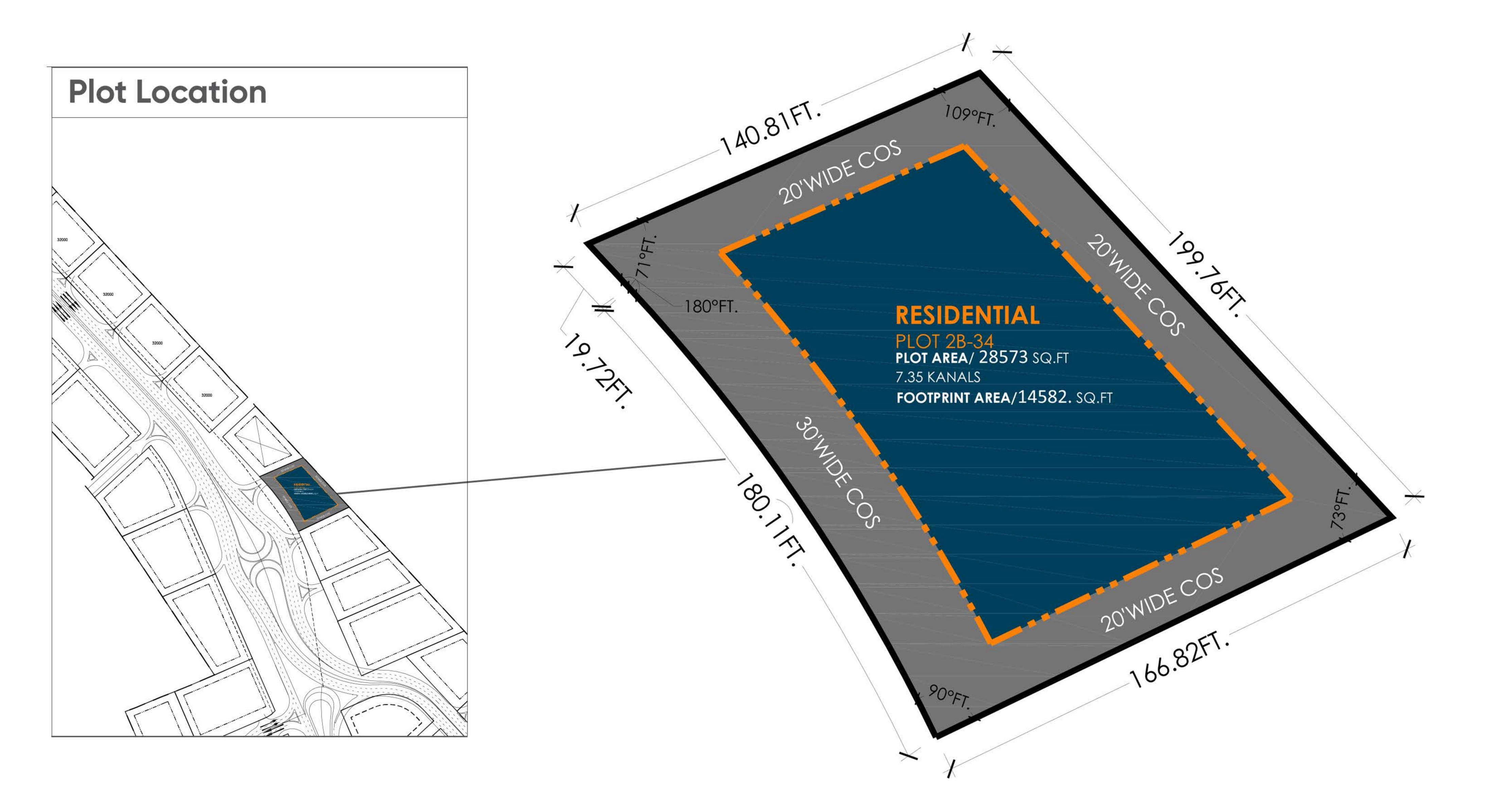
**28,573.00** sqft Plot Area

**400,022.00** sqft





### PLOT LAYOUT



PLOT REGULATIONS				
PLOT NO.		2B-34		
LAND USE	LAND USE		RESIDENTIAL	
PHASE		2B		
FAR		14.00		
	SFT		28,573.00	
PLOT AREA	SQM		2654.52	
	SQY		3174.77	
	KANA	ALS	7.35	
	SFT		14,582.00	
FOOTPRINT	SQM		1354.71	
	SQY		1620.22	
	%		51.03	
	SFT		400,022.00	
BUA	SQM		37163.24	
SQY			44446.84	
SELLABLE AREA	SFT		280,015.40	
ALLOWED HEIGHT	FT		350.00	

#### DESCRIPTION

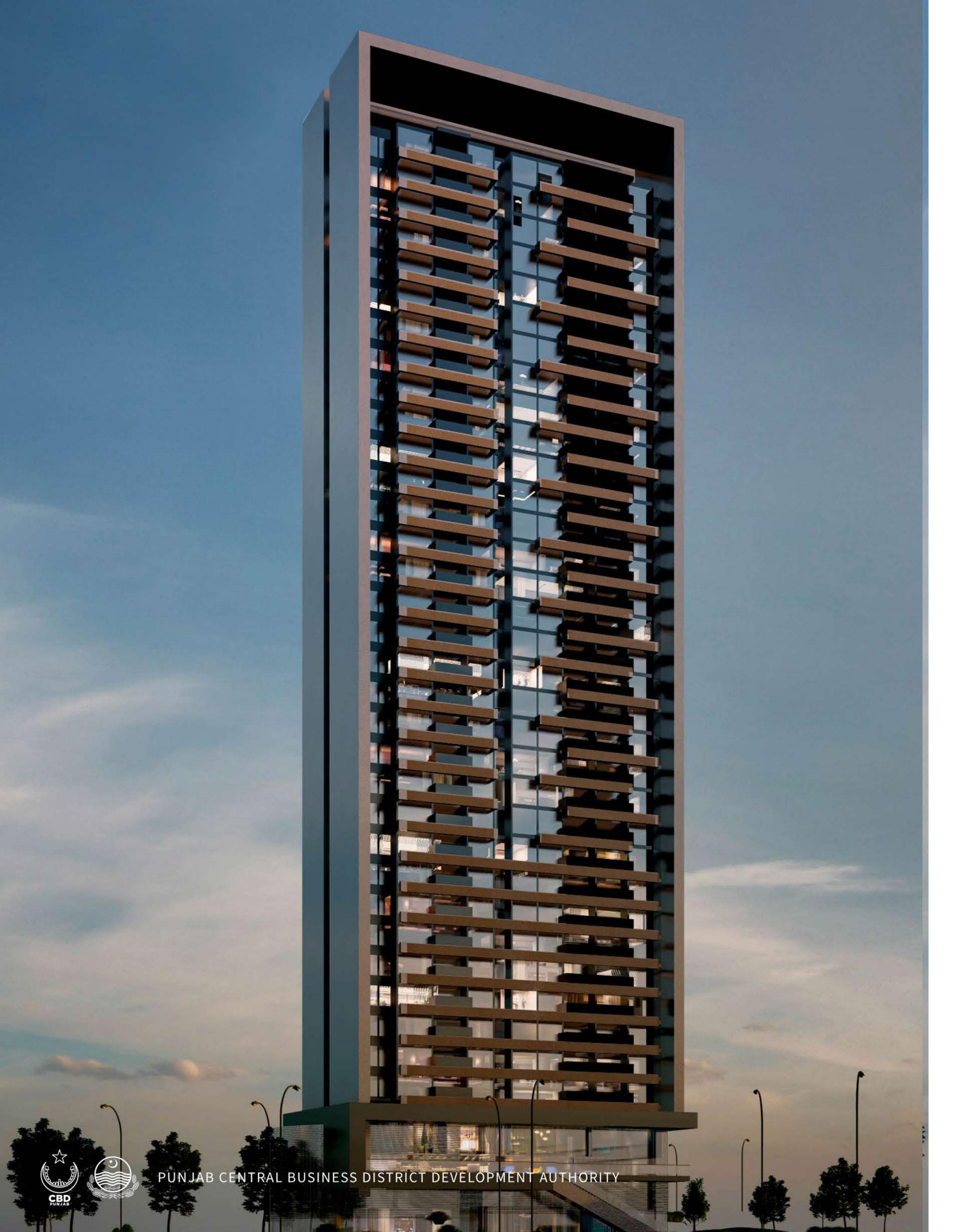
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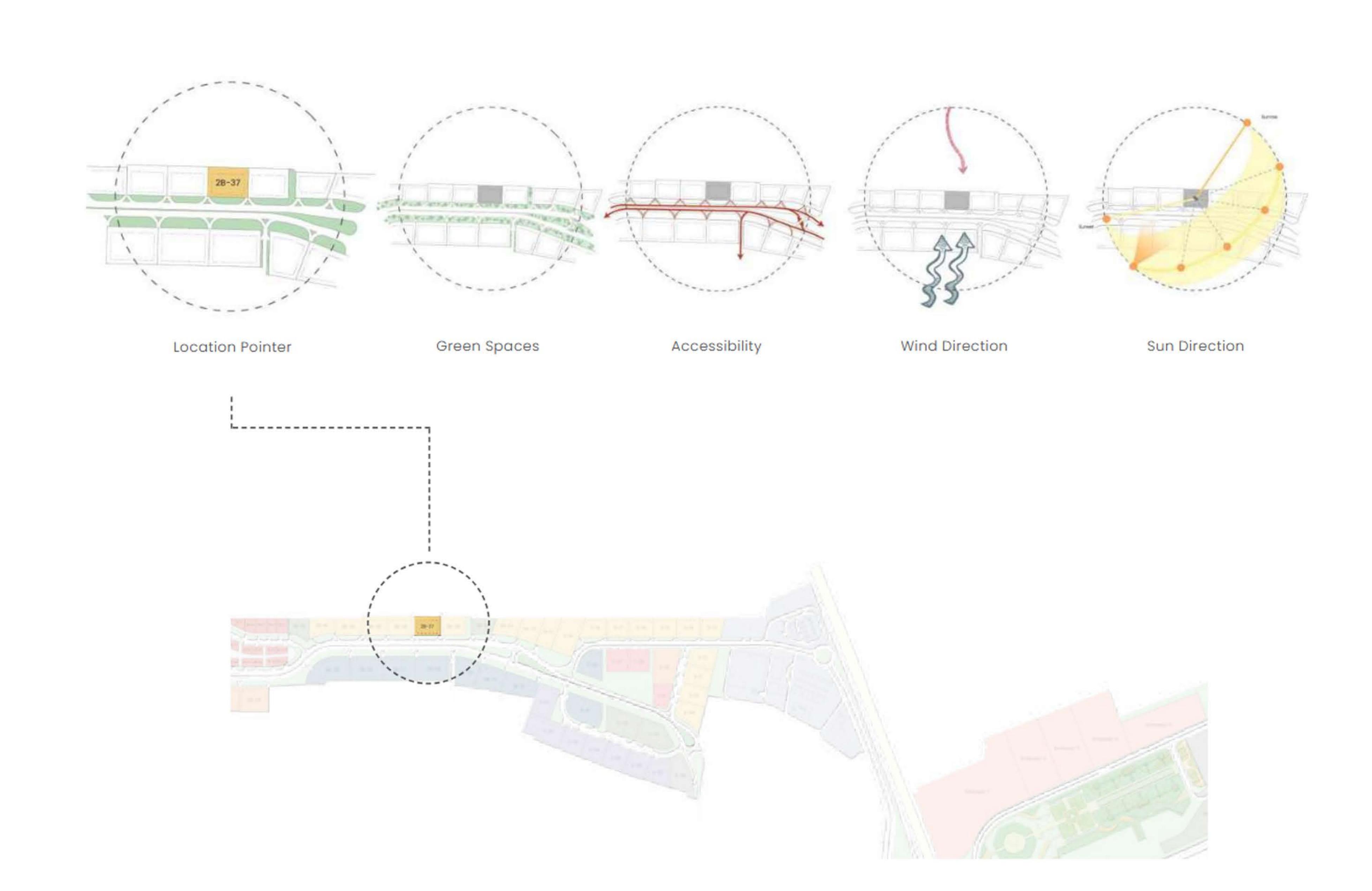




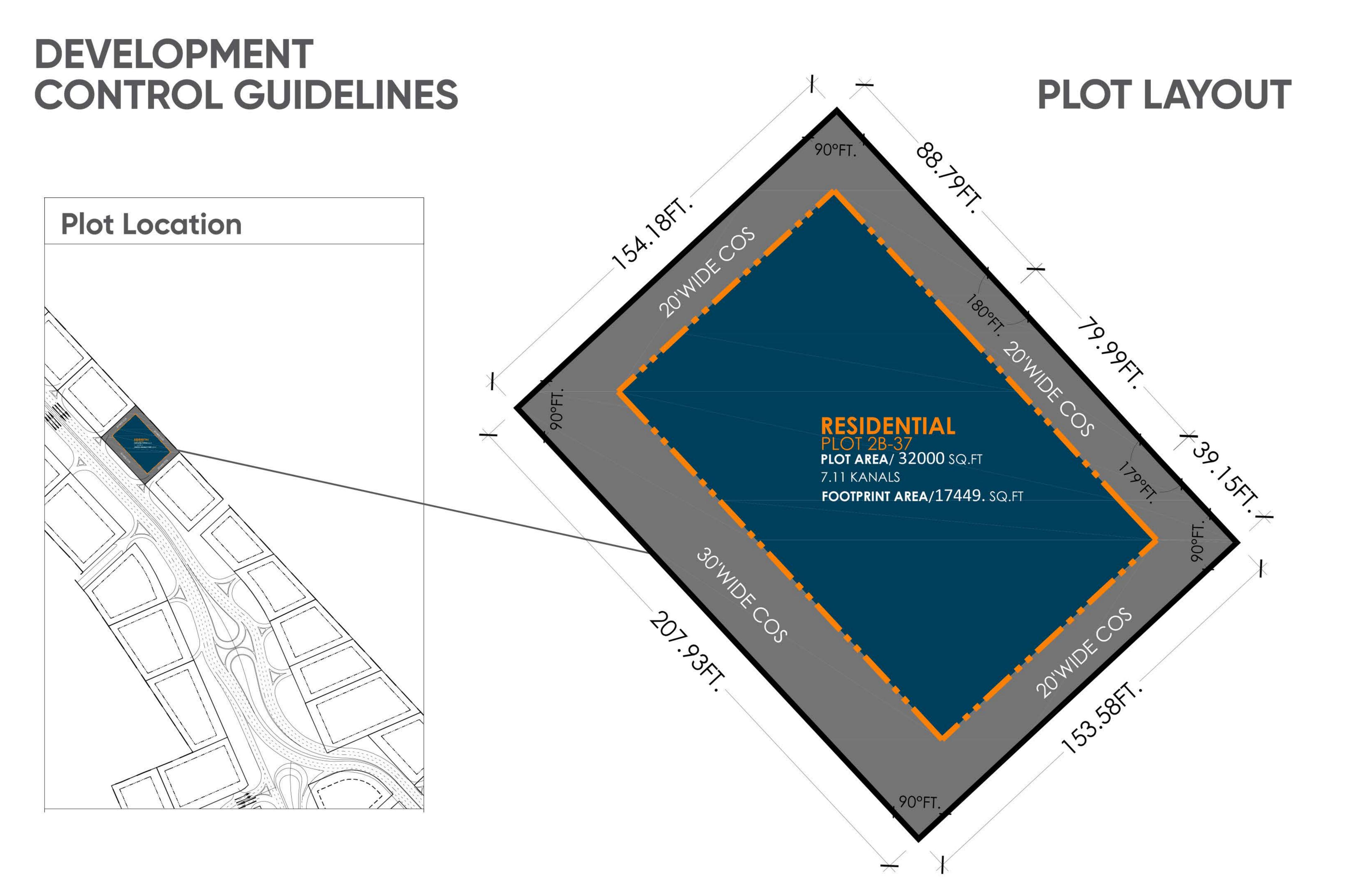


32,000sqft Plot Area

**448,000.00** sqft







PLOT REGULATIONS				
PLOT NO.		2B-37		
LAND USE	LAND USE		RESIDENTIAL	
PHASE		2B		
FAR		14.0	0	
	SFT		32,000.00	
PLOT AREA	SQM		2972.90	
	SQY		3555.55	
	KANALS		7.11	
SFT			14,582.00	
	SQM		1354.71	
	SQY		1620.22	
	%		45.57	
	SFT		448,000.00	
BUA	SQM SQY		41620.54	
			4977.73	
SELLABLE AREA	SFT		313,600.00	
ALLOWED HEIGHT	FT		375.00	

PRICING	
EST. SALE PRICE (PKR)	12,544,000,000
LAND PRICE (PKR)	1,279,800,000
TOTAL IN PKR (SALE PRICE + LAND PRICE)	13,823,800,000
TOTAL IN USD	48,504,561
TOTAL IN GBP	35,905,974

#### DESCRIPTION

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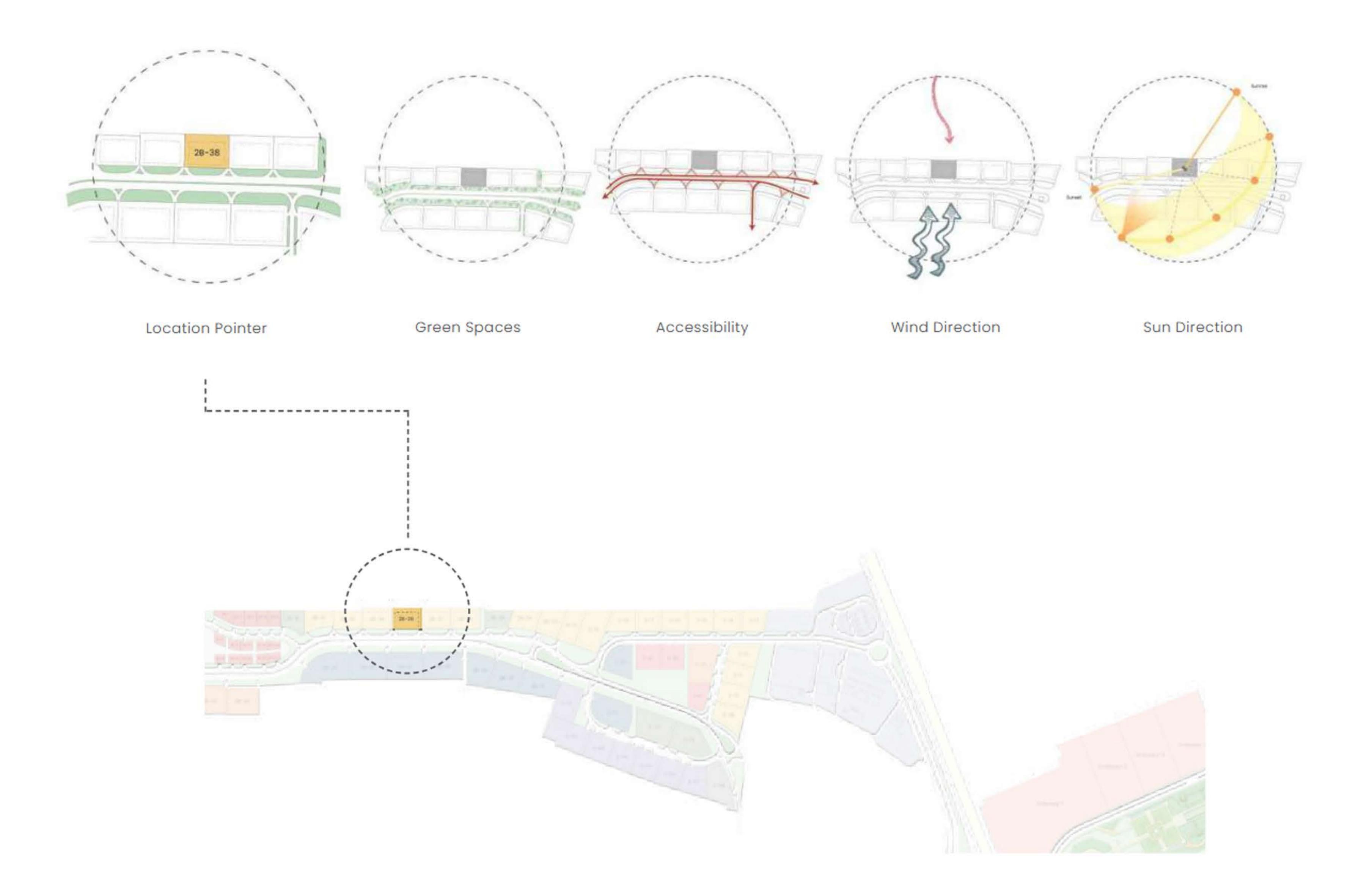




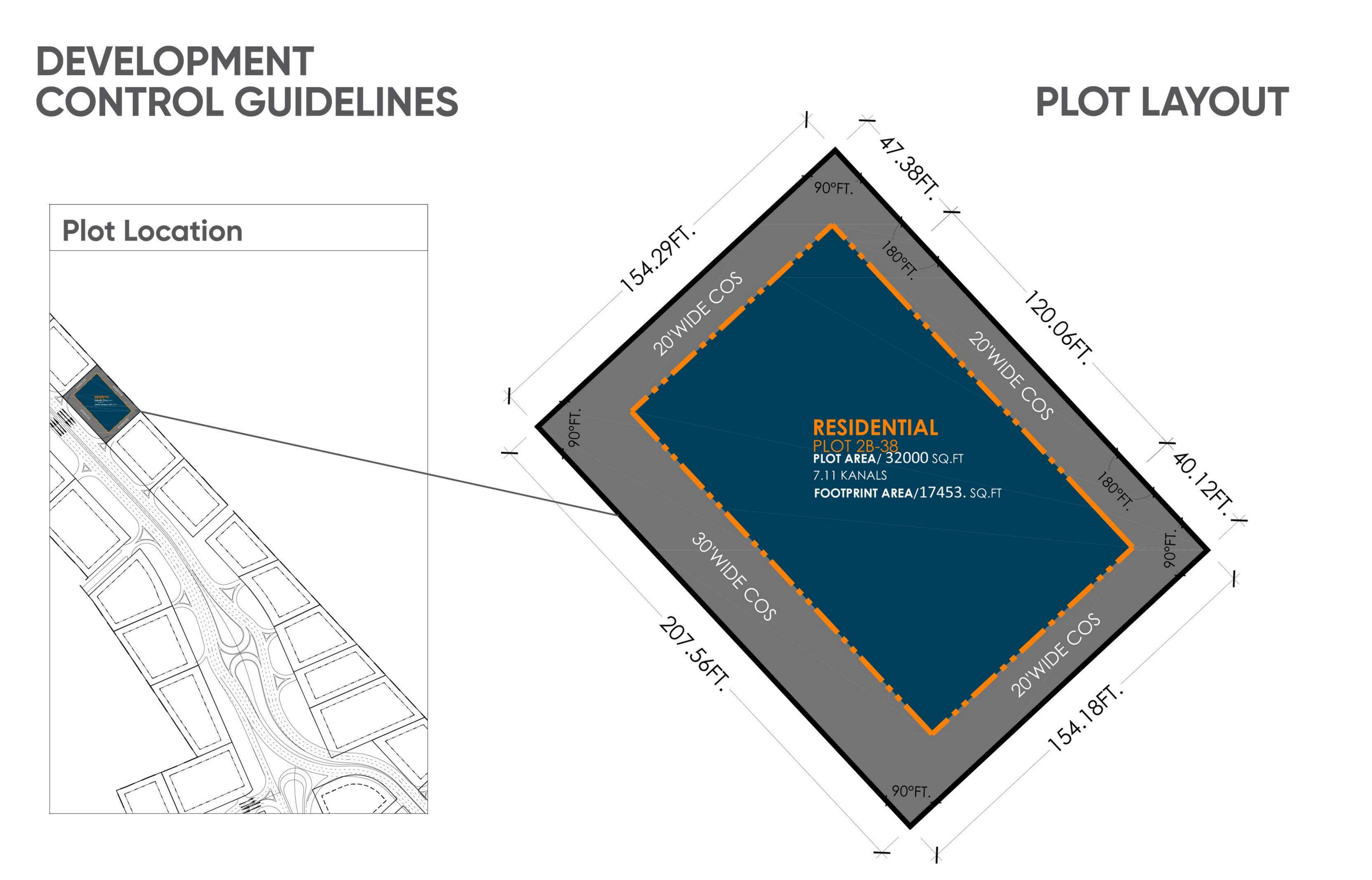
32,000sqft Plot Area

**448,000.00** sqft

375.00 ft







PLOT REGULATIONS				
PLOT NO.		2B-38		
LAND USE		RESIDENTIAL		
PHASE	PHASE		2B	
FAR		14.0	0	
	SFT		32,000.00	
PLOT AREA	SQM		2972.90	
	SQY		3555.55	
	KANALS		7.11	
	SFT		14,582.00	
FOOTPRINT SQM		1354.71		
	SQY %		1620.22	
			45.57	
	SFT		448,000.00	
BUA	SQM		41620.54	
	SQY		4977.73	
SELLABLE AREA	SFT		313,600.00	
ALLOWED HEIGHT	FŢ		375.00	

PRICING	
EST. SALE PRICE (PKR)	12,544,000,000
LAND PRICE (PKR)	1,279,800,000
TOTAL IN PKR (SALE PRICE + LAND PRICE)	13,823,800,000
TOTAL IN USD	48,504,561
TOTAL IN GBP	35,905,974

#### DESCRIPTION

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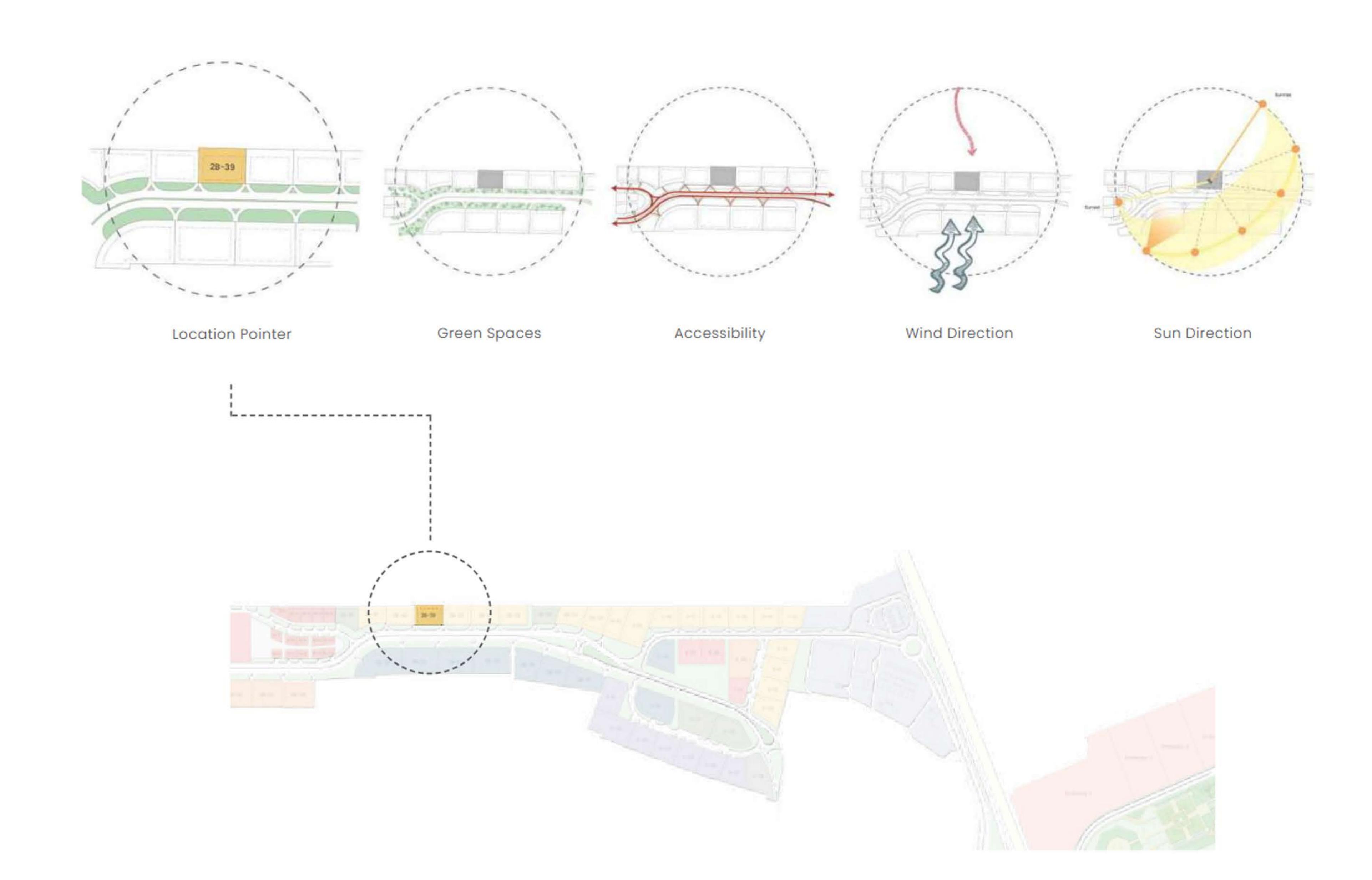






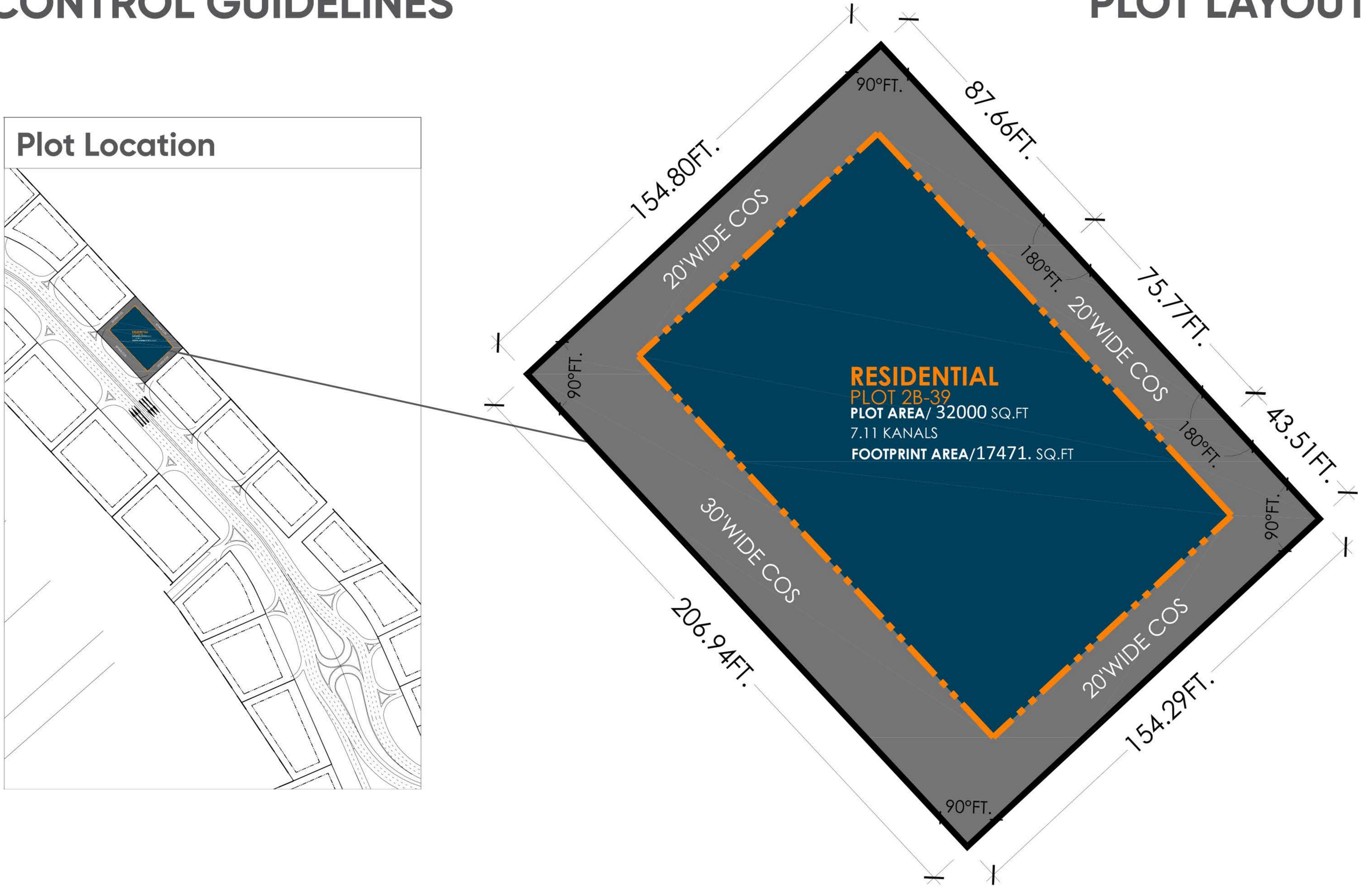
32,000sqft Plot Area

256,000.00 sqft









PLOT REGULATIONS				
PLOT NO.		2B-39		
LAND USE	LAND USE		RESIDENTIAL	
PHASE		2B		
FAR		8.00		
	SFT		32,000.00	
PLOT AREA	SQM		2972.90	
	SQY		3555.55	
	KANALS		7.11	
	SFT		17,47100	
FOOTPRINT	SQM		1623.11	
SQY			1941.22	
	%		54.60	
	SFT		256,000.00	
BUA	SQM		23783.17	
	SQY		28444.42	
SELLABLE AREA	SFT		179,200.00	
ALLOWED HEIGHT	FT		375.00	

PRICING	
EST. SALE PRICE (PKR)	7,168,000,000
LAND PRICE (PKR)	1,279,800,000
TOTAL IN PKR (SALE PRICE + LAND PRICE)	8,447,800,000
TOTAL IN USD	29,641,404
TOTAL IN GBP	21,942,338

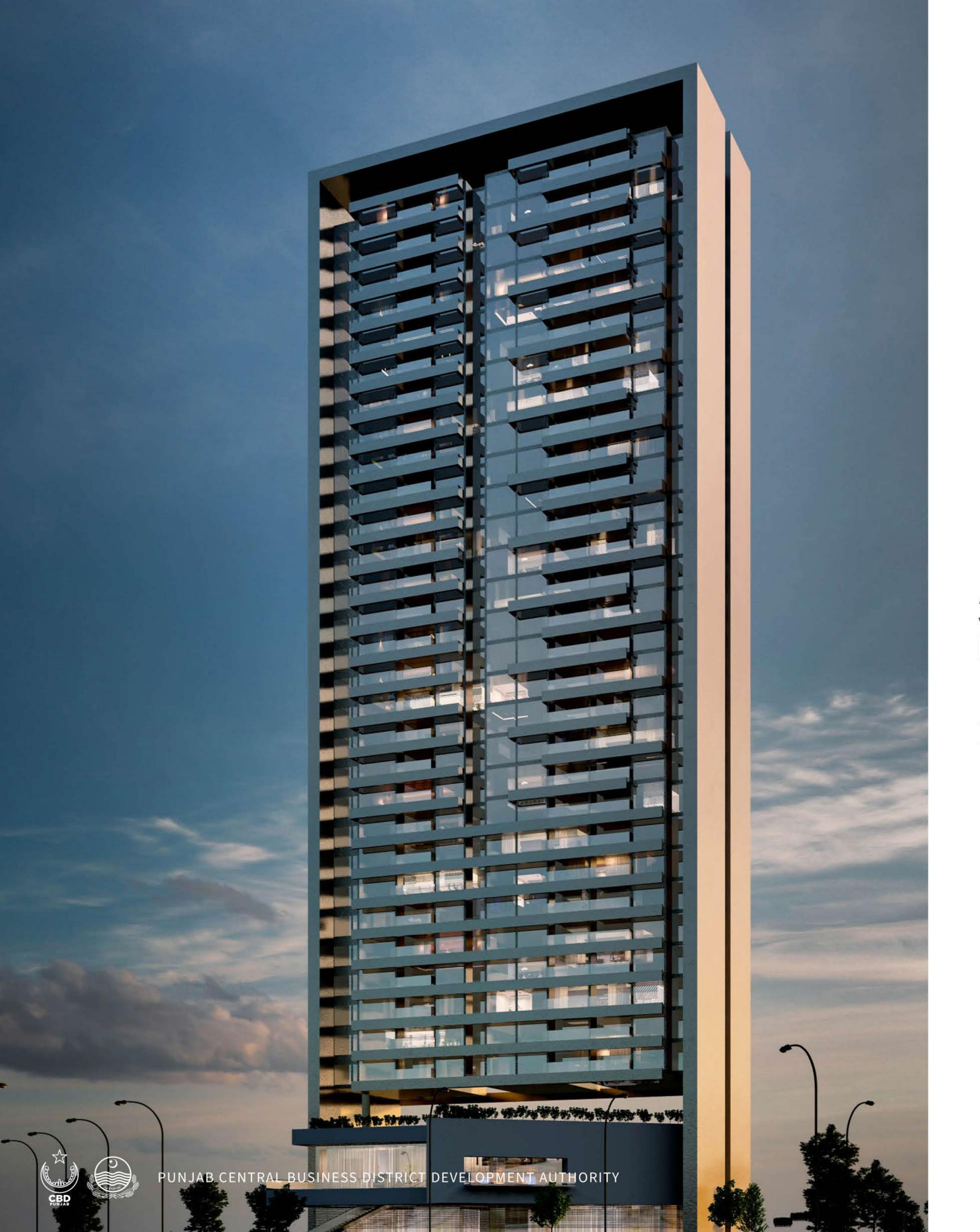
#### DESCRIPTION

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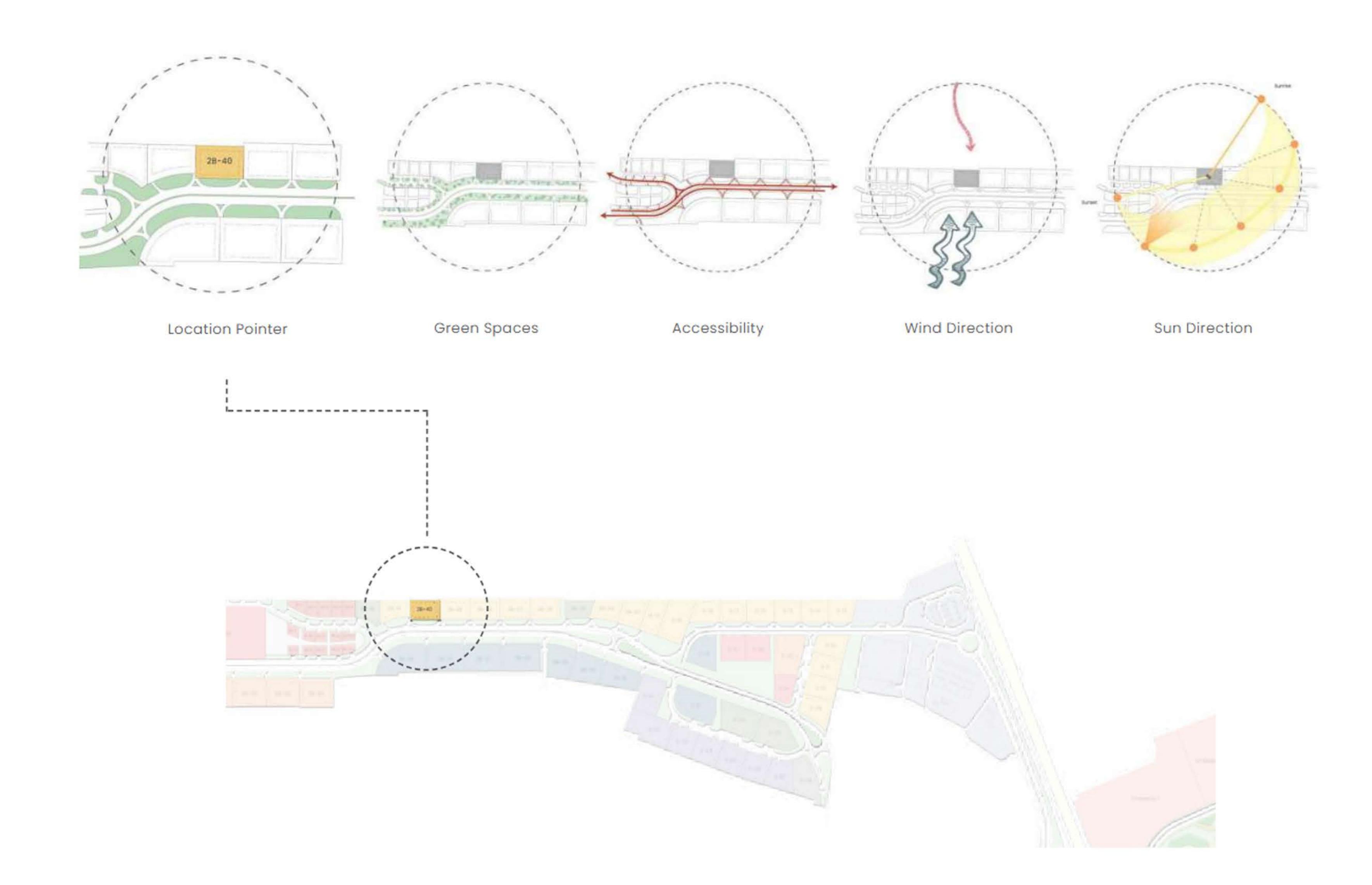






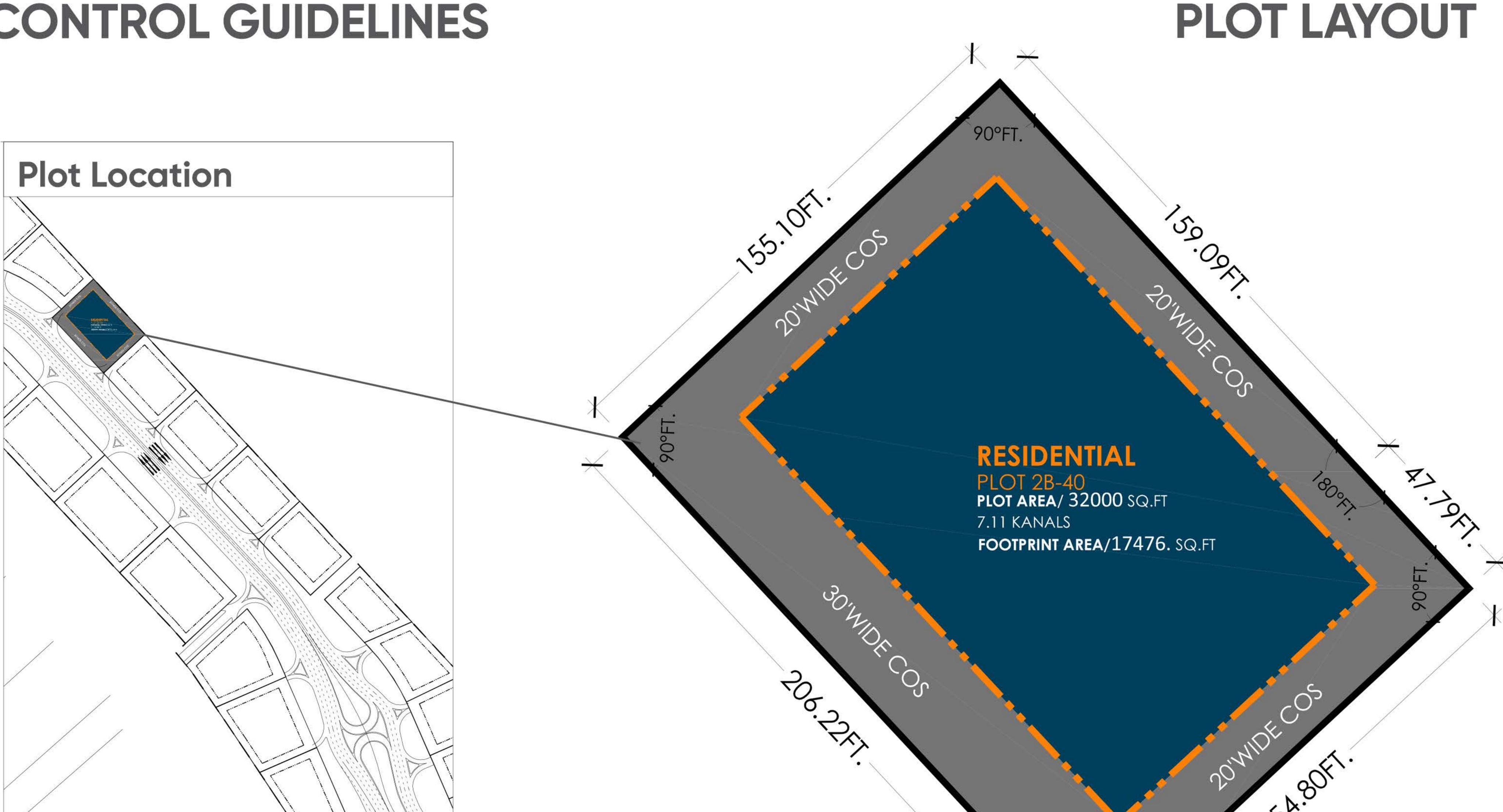
32,000sqft Plot Area

256,000.00 sqft









PLOT REGULATIONS				
PLOT NO.	PLOT NO.		2B-40	
LAND USE	LAND USE		RESIDENTIAL	
PHASE		2B		
FAR		8.00		
	SFT		32,000.00	
PLOT AREA	SQM		2972.90	
	SQY		3555.55	
	KANALS		7.11	
	SFT		17,476.00	
FOOTPRINT	NT SQM		1623.57	
	SQY		1941.78	
	%		54.61	
	SFT		256,000.00	
BUA	SQM		23783.17	
	SQY		28444.42	
SELLABLE AREA	SFT		179,200.00	
ALLOWED HEIGHT	FT		375.00	

PRICING				
EST. SALE PRICE (PKR)	7,168,000,000			
LAND PRICE (PKR)	1,279,800,000			
TOTAL IN PKR (SALE PRICE + LAND PRICE)	8,447,800,000			
TOTAL IN USD	29,641,404			
TOTAL IN GBP	21,942,338			

#### DESCRIPTION

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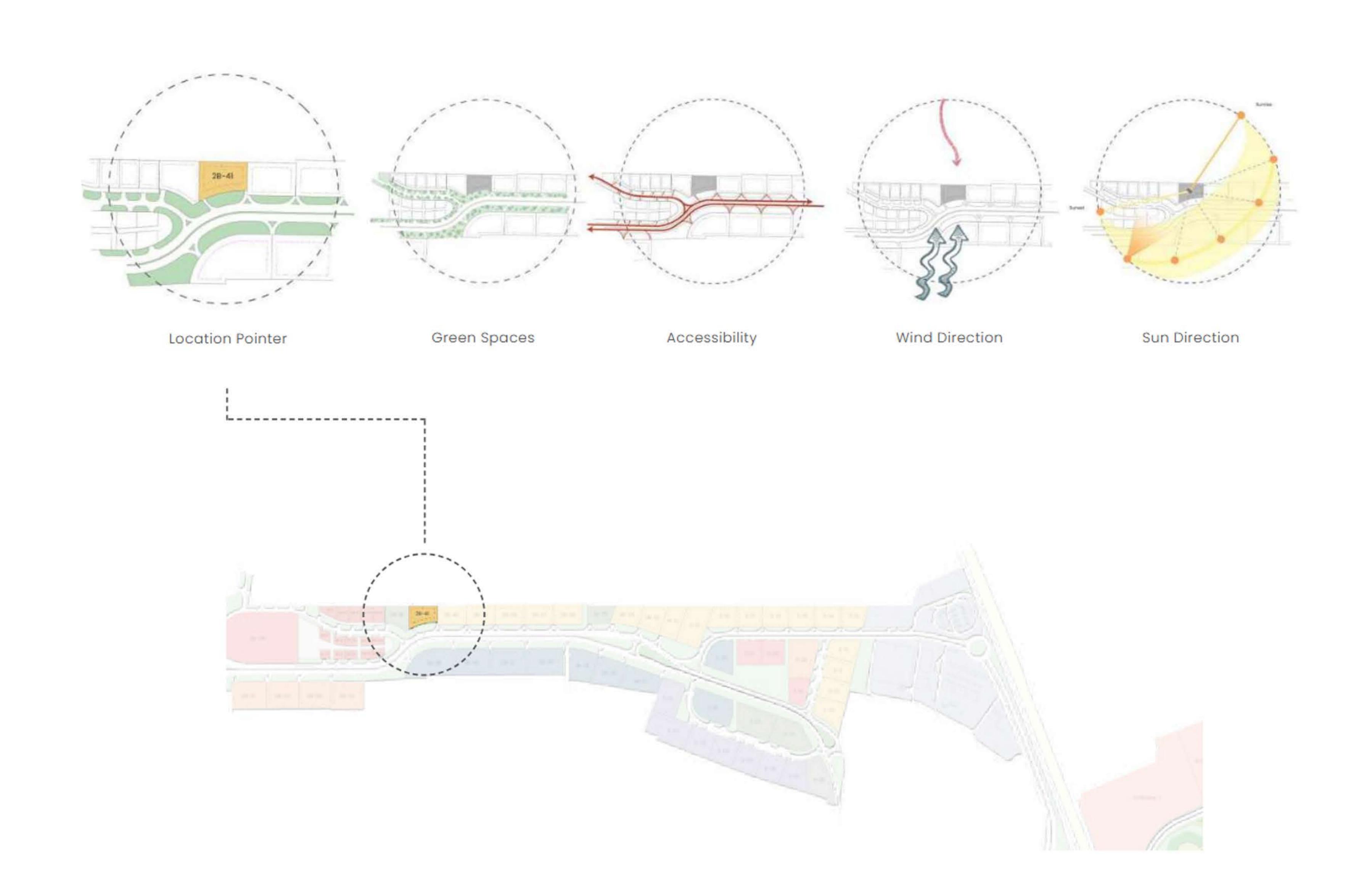




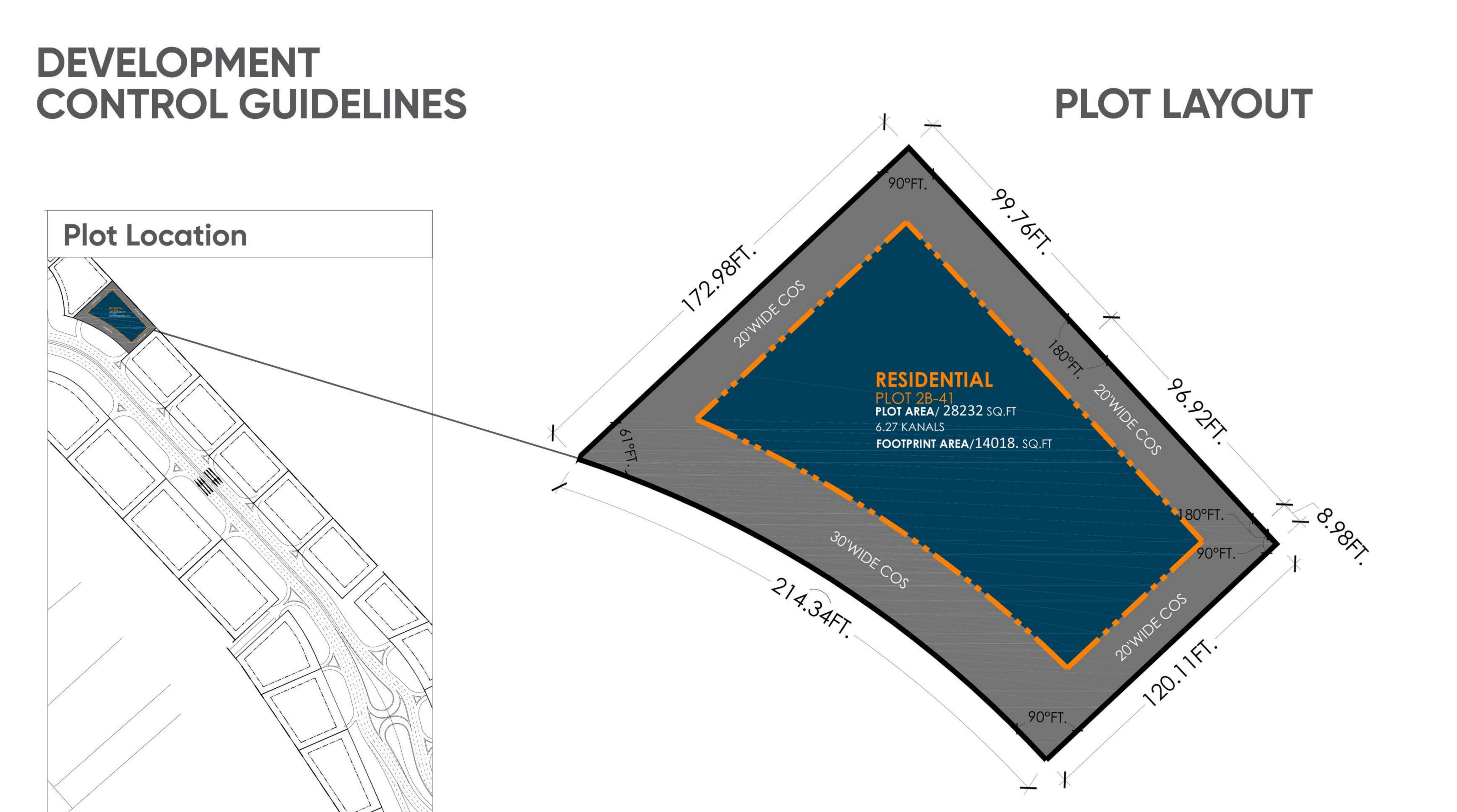
RESIDENTIAL PLOT Plot 2B-[41]

**28,232.00** sqft Plot Area

**225,856.00** sqft







PLOT REGULATIONS				
PLOT NO.		2B-41		
LAND USE		RESIDENTIAL		
PHASE		2B		
FAR	FAR		8.00	
	SFT		28,232.00	
PLOT AREA	SQM		2622.84	
	SQY		3136.89	
	KANALS		6.27	
	SFT		14,018.00	
FOOTPRINT	SQM		1302.31	
	SQY		1557.55	
	%		49.65	
	SFT		225,856.00	
BUA	SQM		20982.70	
	SQY		25095.09	
SELLABLE AREA	SFT		1158,099.20	
ALLOWED HEIGHT	FT		375.00	

PRICING	
EST. SALE PRICE (PKR)	6,323,968,000
LAND PRICE (PKR)	1,128,600,000
TOTAL IN PKR (SALE PRICE + LAND PRICE)	7,452,568,000
TOTAL IN USD	26,149,361
TOTAL IN GBP	19,357,319

#### DESCRIPTION

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# PROCESS STEPS TO ENTER INTO A JV AGREEMENT

