



Punjab Central Business District
Development Authority

UAN: 042 111 722 332
www.cbdpunjab.gov.pk/NawazSharifITCity



CBD NSIT RESIDENCIA



**THIS IS NOT JUST A LAND
IT IS A STAKE IN
TOMORROW'S LAHORE**





YOUR NEW
BUSINESS ADDRESS
IN THE HEART
OF LAHORE

QUAID'S MESSAGE



"Character, courage, industry and perseverance are the four pillars on which the whole edifice of human life can be built and failure is a word unknown to me"

– MUHAMMAD ALI JINNAH



CEO MESSAGE

At CBD Punjab, our mission is rooted in a commitment to transformative development, initiatives that are bold in vision, thoughtful in design, and catalytic in their impact. NSIT City represents one such initiative: a purpose-built urban ecosystem designed to foster innovation, connectivity, and economic vitality in the heart of Punjab.

The Residential District within NSIT is a critical piece of this vision, seamlessly integrating thoughtful urban planning with strategic foresight. It reflects our belief that development must be intentional, anchored in opportunity today and prepared for the demands of tomorrow.

We remain steadfast in delivering projects that redefine standards, attract progressive investment, and contribute meaningfully to the urban evolution of Pakistan.

IMRAN AMIN



COO MESSAGE

The foundation of every great city is shaped not only by its infrastructure, but by the clarity of its vision and the strength of its institutions. At CBD Punjab, we are proud to lead projects that are setting new benchmarks in urban development, projects rooted in transparency, efficiency, and future-readiness.

NSIT City is more than a development, it is statement of confidence in progress. Its Residential District reflects our commitment to master planning, smart connectivity, and sustainable integration. As we move forward, we are guided by one goal: to deliver spaces that endure in value and elevate the urban experience.

Our work is not merely about building spaces, it is about shaping environments where opportunity thrives.

BRIG (RETD.)
MANSOOR AHMED JANJUA



NSIT RESIDENCIA

WHERE URBAN SOPHISTICATION MEETS SERENE LIVING

Nestled within the visionary blueprint of CBD NSIT City, the Residencia emerges as a hallmark of modern planning, offering a rare opportunity to acquire premium land in one of Lahore's most forward-looking urban zones. Adjacent to DHA Phase 6 and 7, and centrally positioned within a fully master-planned city, NSIT Residencia delivers on three key investor imperatives: location, infrastructure, and long-term value.

NSIT Residencia isn't just about land, it is about strategic placement within a vibrant, future-ready neighborhood, surrounded by the IT hubs, Film City, and renowned educational institutions, this district is designed to attract innovation, talent, and investment. The nearby public park and commercial zone within walking distance offer added lifestyle and value advantages, creating an ecosystem that integrates smart growth with day-to-day accessibility. The district's location ensure not only ease of connectivity but also significant appreciation potential, owing to its direct linkage with Punjab's flagship zones for technology and education. With its harmonious mix of connectivity, planning, and future relevance,

NSIT Residencia is not just a part of Lahore's growth story, it is shaping it!





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WHY INVEST NOW?

Leverage Today's Opportunity for Tomorrow's Advantage

Exclusivity

Approx 4 kanal plots

Prime Location adjacent to
DHA Phase 6/7

Location-Driven Appreciation

Smart, Sustainable Infrastructure

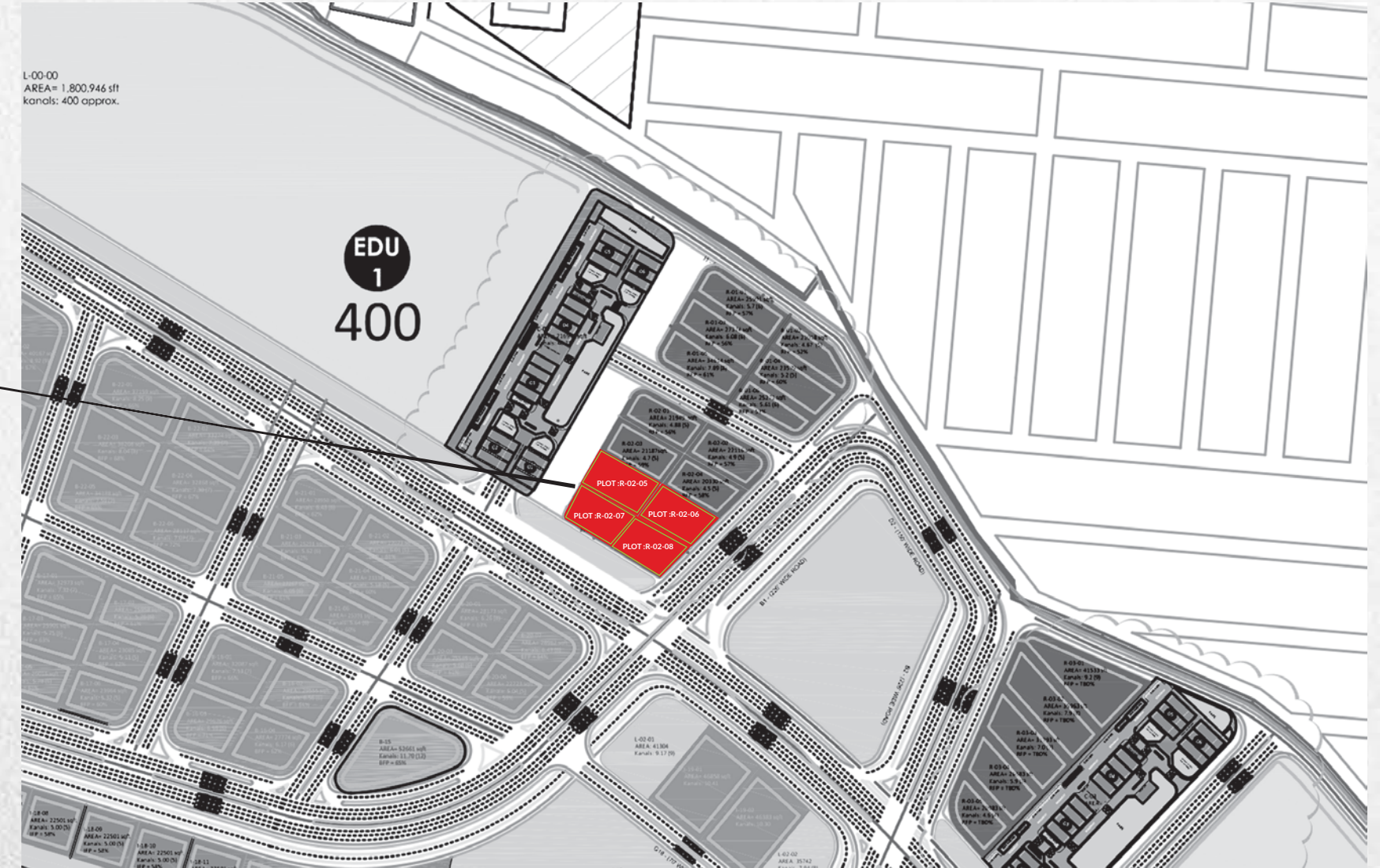
3-year payment plan

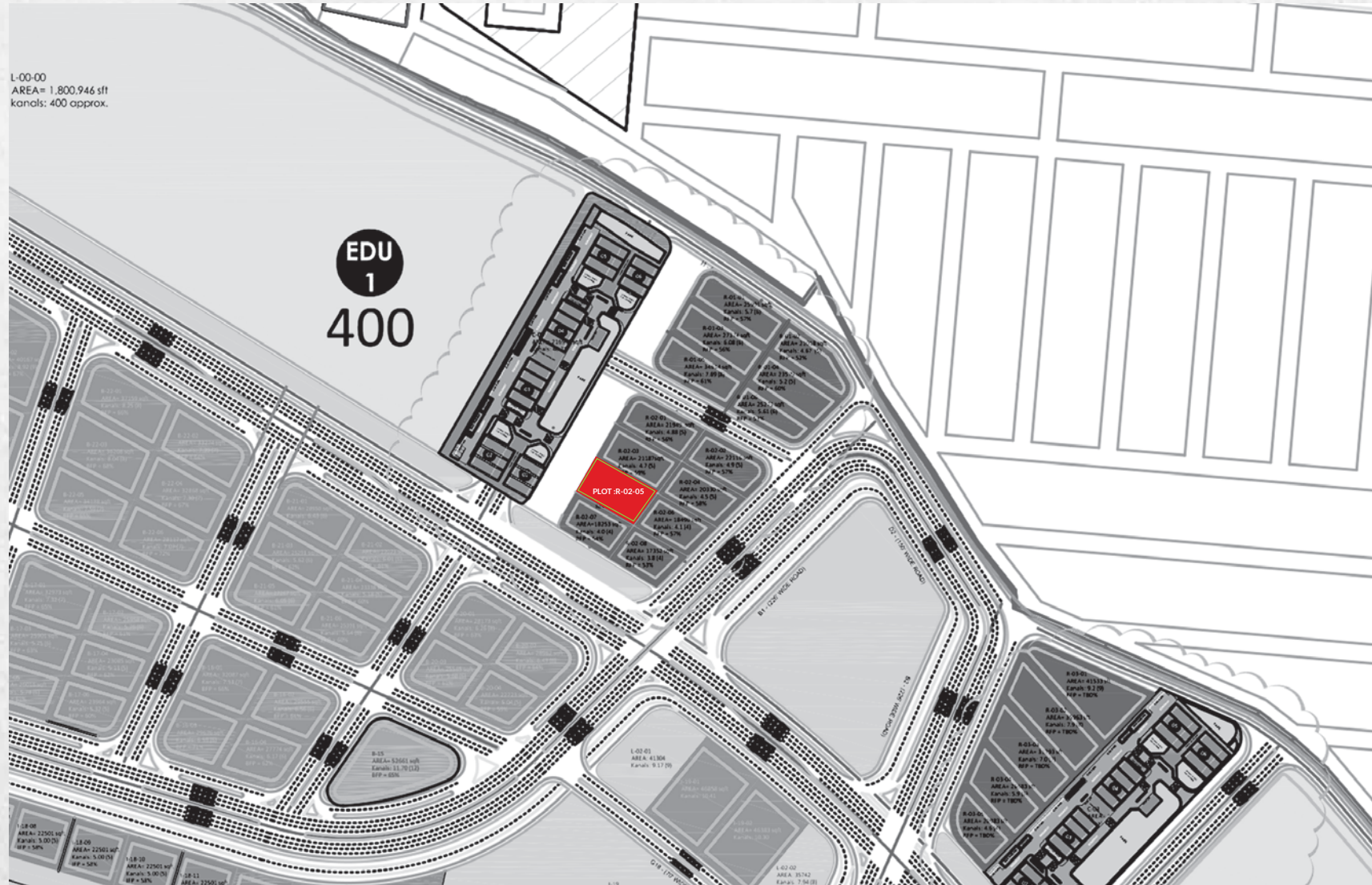
Long-Term Development Potential

CBD NSIT City Masterplan



NSIT Residencia



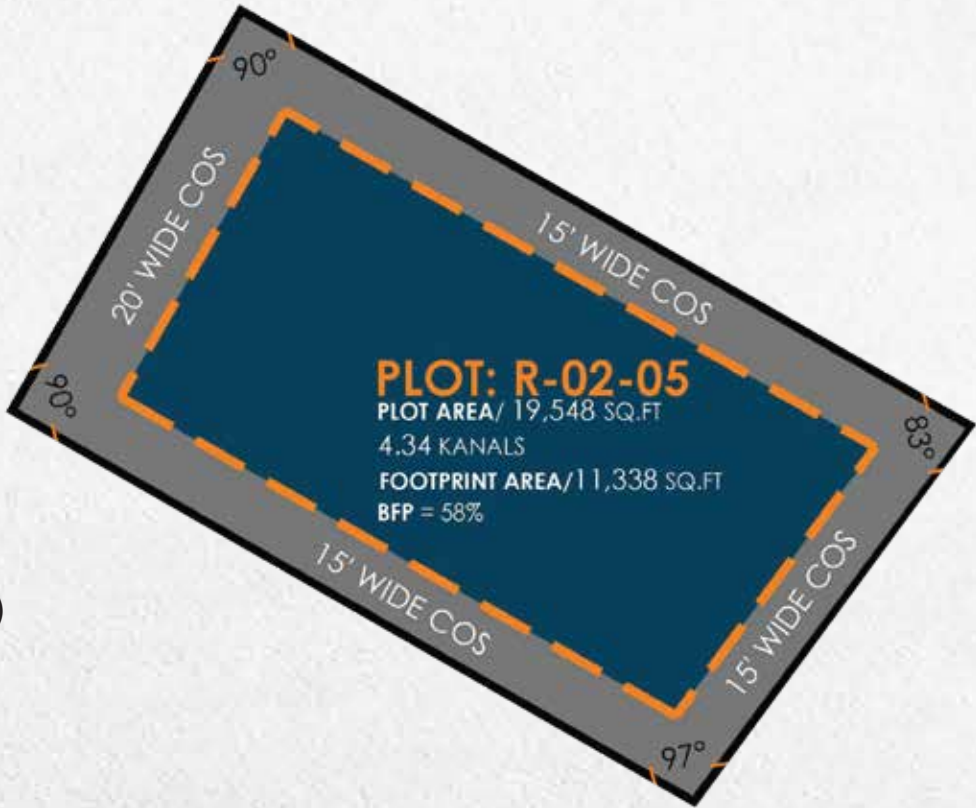


Plot R-02-05

- Accessed from DHA Ph VI, VII, and Bedian Road
- Residential Plot
- Building Character: As per guidelines

Plot Characteristics

- Plot Area: 19,547.55 sqft
- Building Footprint: 11,337.64 sqft (58%)
- Built Up Area: 117,285.3 sqft
- Floor Area Ratio (FAR): 1:6



PLOT NO.	COMMERCIAL NAME	TYPOLOGY	PLOT AREA		FAR	BUA (SFT)	FOOTPRINT		HEIGHT (FT)
			SFT	KANALS		AS PER FAR	SFT	%	ALLOWED
R-02-05	RESIDENTIAL	RESIDENTIAL	19,547.55	4.34	1:6	117,285.3	11,337.64	58	150

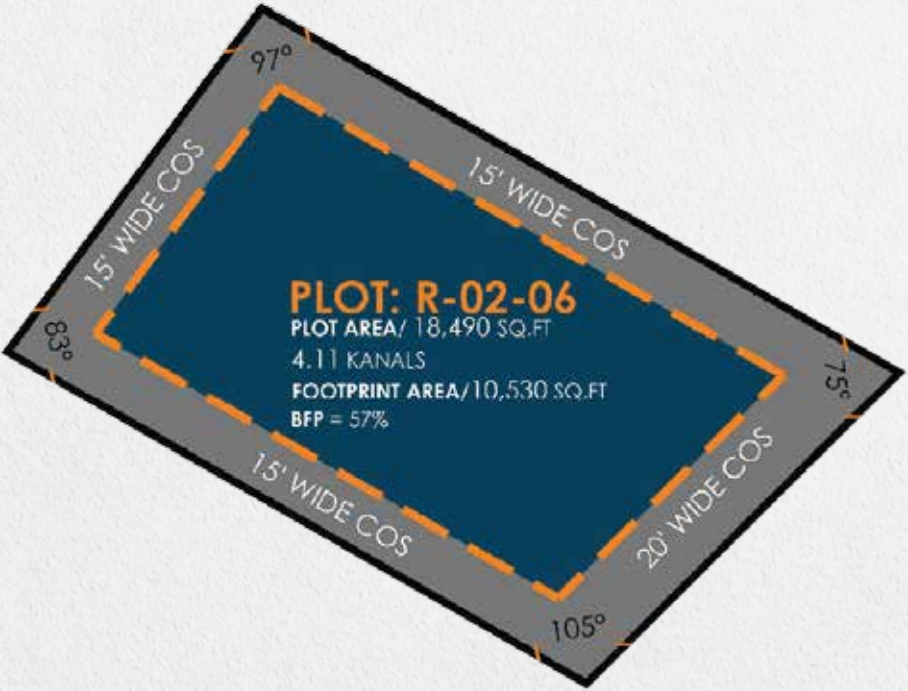


Plot R-02-06

- Accessed from DHA Ph VI, VII, and Bedian Road
- Residential Plot
- Building Character: As per guidelines

Plot Characteristics

- Plot Area: 18,490.11 sqft
- Building Footprint: 10,529.69 sqft (57%)
- Built Up Area: 110,940.66 sqft
- Floor Area Ratio (FAR): 1:6



PLOT NO.	COMMERCIAL NAME	TYPOLOGY	PLOT AREA		FAR	BUA (SFT)	FOOTPRINT		HEIGHT (FT)
			SFT	KANALS		AS PER FAR	SFT	%	ALLOWED
R-02-06	RESIDENTIAL	RESIDENTIAL	18,490.11	4.11	1:6	110,940.66	10,529.69	57	150



Plot R-02-07

- Accessed from DHA Ph VI, VII, and Bedian Road
- Residential Plot
- Building Character: As per guidelines

Plot Characteristics

- Plot Area: 18,251.97 sqft
- Building Footprint: 9,799.87 sqft (54%)
- Built Up Area: 109,511.82 sqft
- Floor Area Ratio (FAR): 1:6



PLOT NO.	COMMERCIAL NAME	TYPOLOGY	PLOT AREA		FAR	BUA (SFT)	FOOTPRINT		HEIGHT (FT)
			SFT	KANALS		AS PER FAR	SFT	%	ALLOWED
R-02-07	RESIDENTIAL	RESIDENTIAL	18,251.97	4.06	1:6	109,511.82	9,799.87	54	150

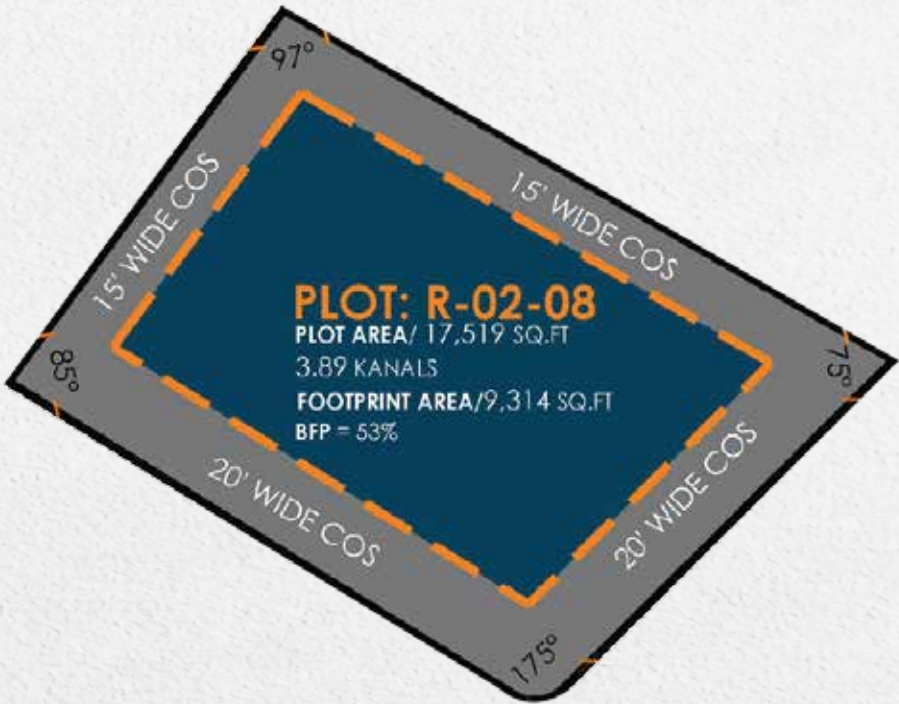


Plot R-02-08

- Accessed from DHA Ph VI, VII, and Bedian Road
- Residential Plot
- Building Character: As per guidelines

Plot Characteristics

- Plot Area: 17,519.27 sqft
- Building Footprint: 9,314.01 sqft (53%)
- Built Up Area: 105,115.62 sqft
- Floor Area Ratio (FAR): 1:6



PLOT NO.	COMMERCIAL NAME	TYPOLOGY	PLOT AREA		FAR	BUA (SFT)	FOOTPRINT		HEIGHT (FT)
			SFT	KANALS		AS PER FAR	SFT	%	ALLOWED
R-02-08	RESIDENTIAL	RESIDENTIAL	17,519.27	3.89	1:6	105,115.62	9,314.01	53	150

Payment Plan

CATEGORY	PAYMENT SCHEDULE		PERCENTAGE (%)	FREQUENCY
Plot Installments	Year 1	Down - Payment	10%	
		After 6 Months	10%	
	Year 2		40%	Quarterly
	Year 3		40%	Quarterly



BIDDER REGISTRATION FORM



Legal Status

☐ Individual ☐ Firm / AOP ☐ Company

Name and Contact Details

Mr. / Ms. / Mrs.

Address: _____

				-					
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CNIC No.

Mobile Number:

Email: _____ NTN No. _____

Details of Company

Name of Organization: _____

Address: _____

Company Registration (SECP) NO. (applicable if company is Pvt. Ltd.) _____

NTN No. _____

Contact Number: _____

Email: _____

Website (if any): _____

Representation Through Attorney

Name of Attorney: _____

Address: _____

[illegible]

Email: _____ NTN No. _____

Preferred Plot: ☐

BIDDER REGISTRATION FORM

Payment Challan No.

Bank Name:

(PKR 50,000 For Auction Documents)

Payment Challan No.

Bank Name:

(PKR 20 Million as Earnest Money)

- Must attach:
- ☐ 1 x CNIC photocopy of the applicant (front and back)

☐ Proof of payment

☐ Duly filled form

Name:

Date:

Signature & Stamp:

Thumb Impression: