NSIT CITY SILICON

ONWARD UPWARD PUNJAB

Punjab Central Business District
Development Authority
Government of the Punjab

FOR MORE INFORMATION SCAN THE CODE
www.cbdpunjab.gov.pk
For details call
UAN:0331-111-1063

CBD PUNJAB

NSIT

NSIT CITY SILICON

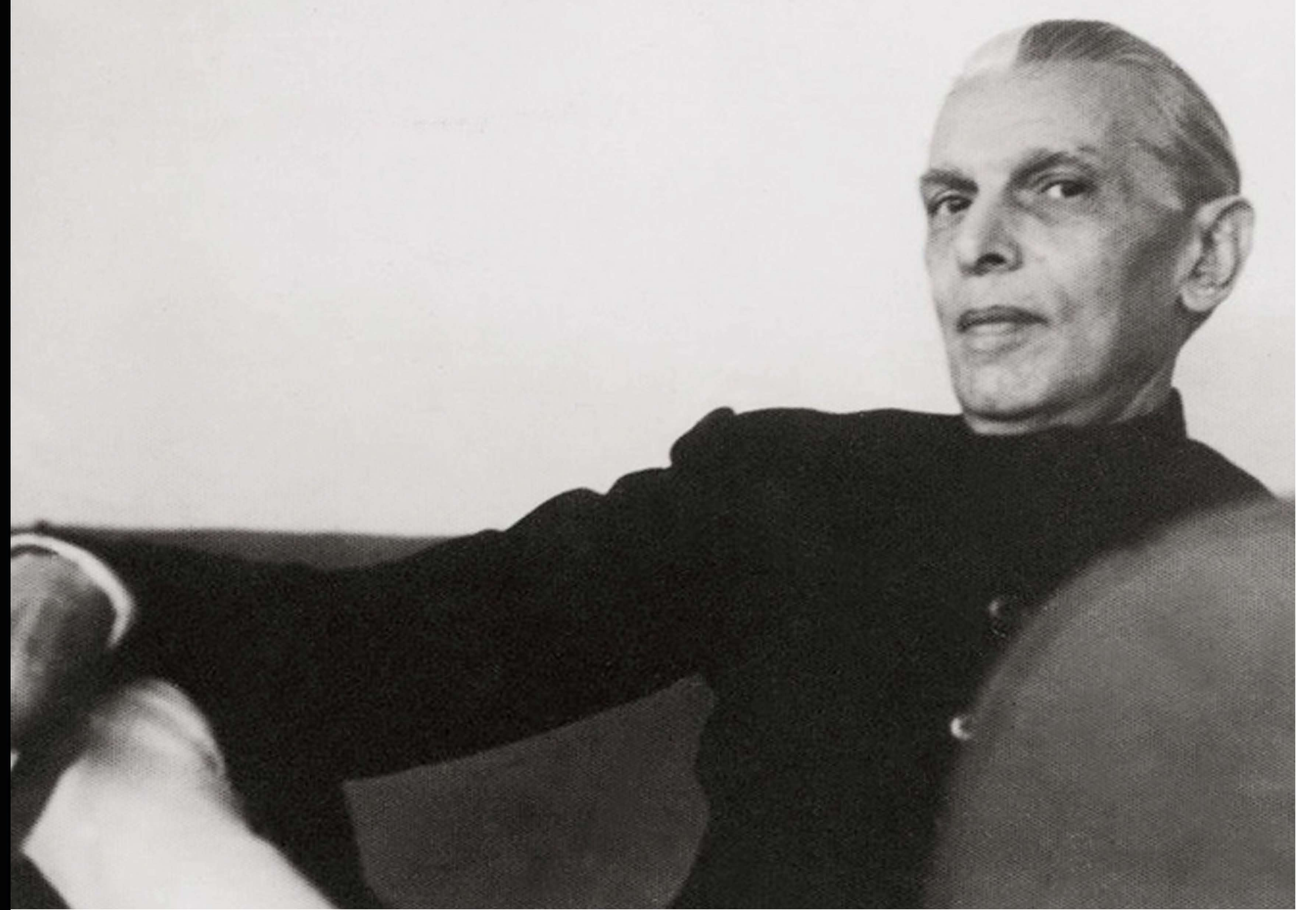
SILICON BLOCK INVESTMENT OPPORTUNITIES

A DEDICATED TECHNOLOGY DISTRICT DESIGNED FOR SCALE, INNOVATION, AND THE FUTURE OF ENTERPRISE.

Quaid's Message

"Think a hundred times before you take a decision, but once that decision is taken, stand by it as one man."

- Muhammad Ali Jinnah



Message from CEO

CBD Punjab is established with a clear mandate, to lead the development of structured, future-ready urban districts that strengthen economic resilience and position Punjab within the global investment landscape. Our focus remains on building platforms that enable enterprise, attract capital, and sustain long-term growth.

CBD NSIT City reflects this vision in its most progressive form, and ecosystem designed to anchor innovation, technology, and enterprise within a globally aligned framework. Silicon, as its core technology district, represents our commitment to enabling environments where ideas scale into industries and ambition translates into impact.

We continue to move forward with discipline, clarity, and purpose, shaping developments that define the future of urban and economic progress.

Imran Amin

Message from COO

At CBD Punjab, execution is guided by precision, efficiency, and institutional standards. Our role is to ensure that every development is delivered through integrated systems, robust infrastructure, and a clear operational framework.

CBD NSIT City is being developed as a scalable, innovation-led district, with Silicon at its core, designed to support technology enterprises through infrastructure readiness, connectivity, and ease of doing business.

Our priority remains consistent: to deliver reliable, future-ready environments that enable seamless operations, sustained growth, and long-term value.

Brig (R)
Mansoor Jahjuar

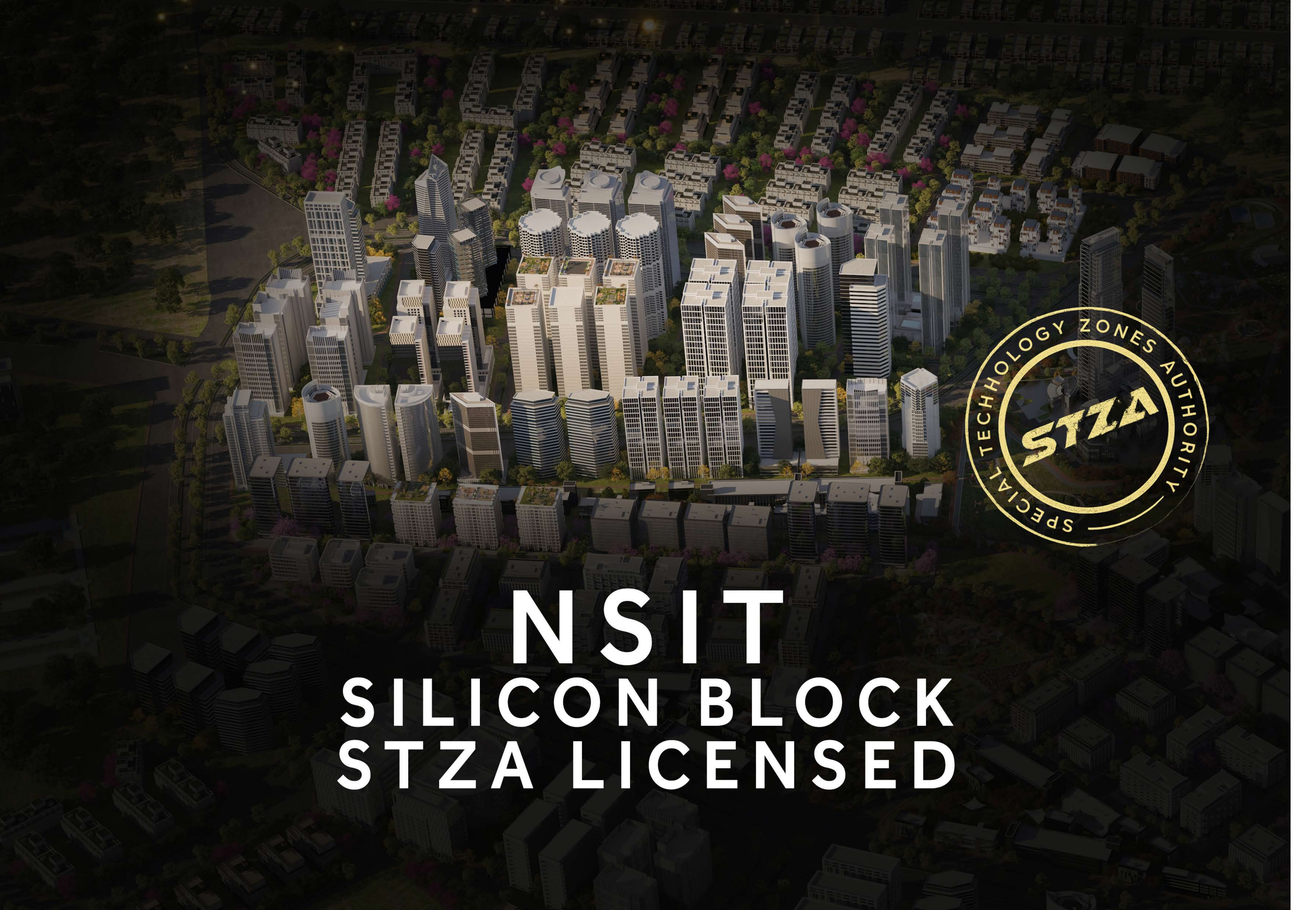
ONWARD UPWARD PUNJAB

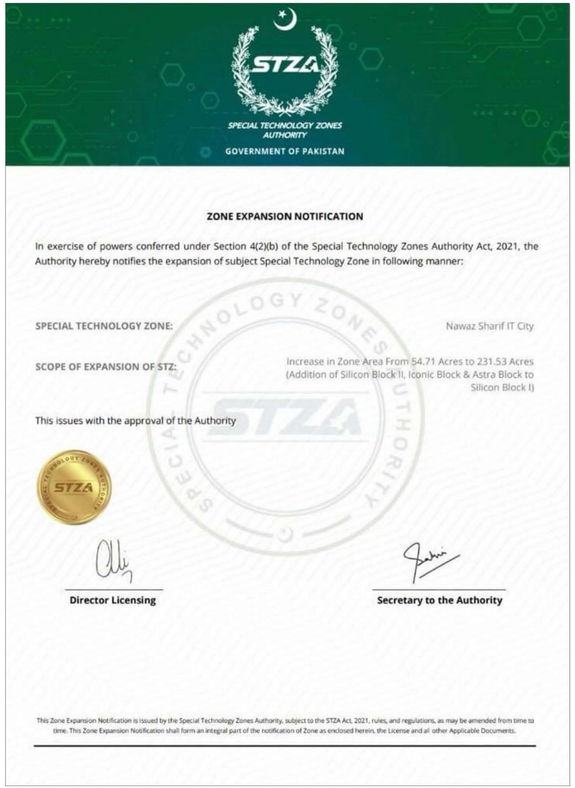
Introducing Silicon Where Innovation Flourishes

CBD Punjab is shaping next-generation urban districts designed to integrate investment, infrastructure, and innovation within a cohesive framework. CBD NSIT City represents this vision as a dedicated, large-scale ecosystem focused on technology, enterprise, and future growth.

Within this framework, Silicon Block emerges as the core technology district, offering future-ready plots for IT towers and tech ventures. Positioned as the nucleus of innovation within NSIT City, it is designed to support the development of a globally competitive digital economy.

Backed by Government of the Punjab as designated under the Special Technology Zones Authority (STZA), Silicon Block operates within a policy-enabled environment that supports investment, scalability, and long-term value creation. It is a platform where infrastructure, regulation, and vision converge to shape the future of technology-led urban development.





STZA

SPECIAL TECHNOLOGY ZONES AUTHORITY

GOVERNMENT OF PAKISTAN

ZONE EXPANSION NOTIFICATION

In exercise of powers conferred under Section 4(2)(b) of the Special Technology Zones Authority Act, 2021, the Authority hereby notifies the expansion of subject Special Technology Zone in following manner:

SPECIAL TECHNOLOGY ZONE: Nawaz Sharif IT City

SCOPE OF EXPANSION OF STZ: Increase in Zone Area From 54.71 Acres to 231.53 Acres (Addition of Silicon Block II, Iconic Block & Astra Block to Silicon Block I)

This issues with the approval of the Authority

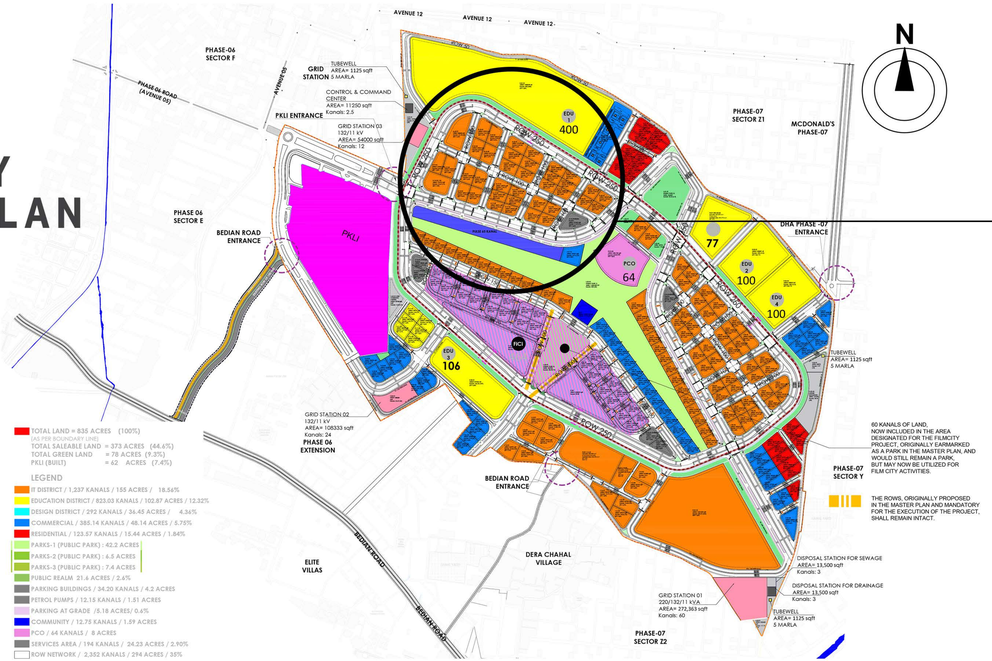
Director Licensing

Secretary to the Authority

This Zone Expansion Notification is issued by the Special Technology Zones Authority, subject to the STZA Act, 2021, rules, and regulations, as may be amended from time to time. This Zone Expansion Notification shall form an integral part of the notification of Zone as enclosed herein, the License and al other Applicable Documents.

NSIT CITY SILICON

CBD NSIT CITY MASTERPLAN



CBD PUNJAB

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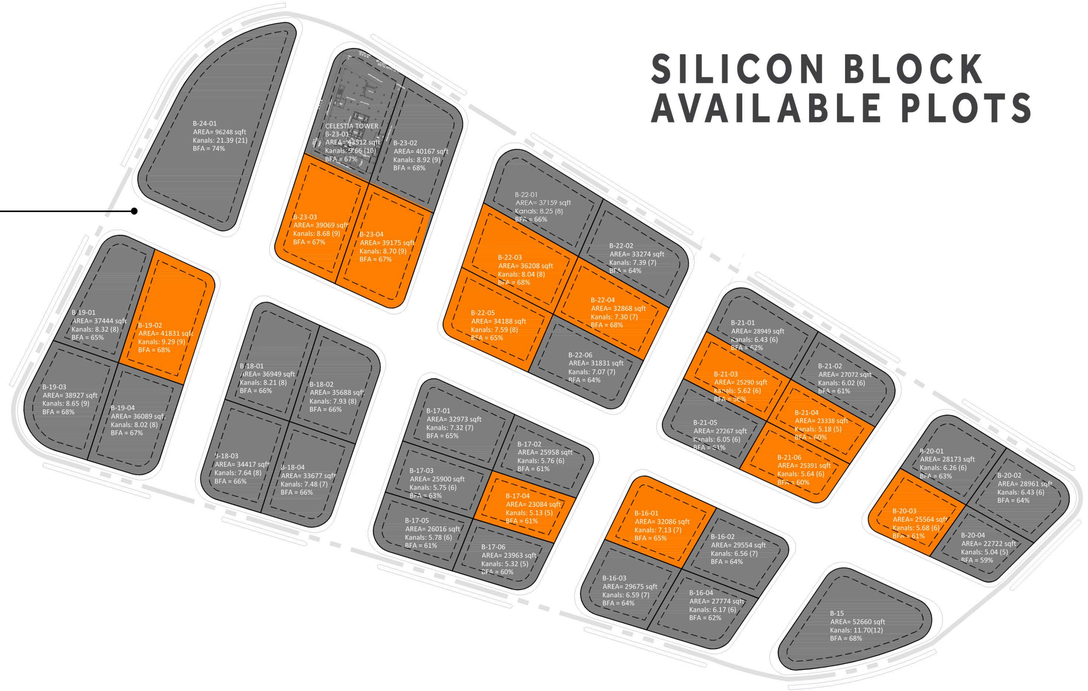
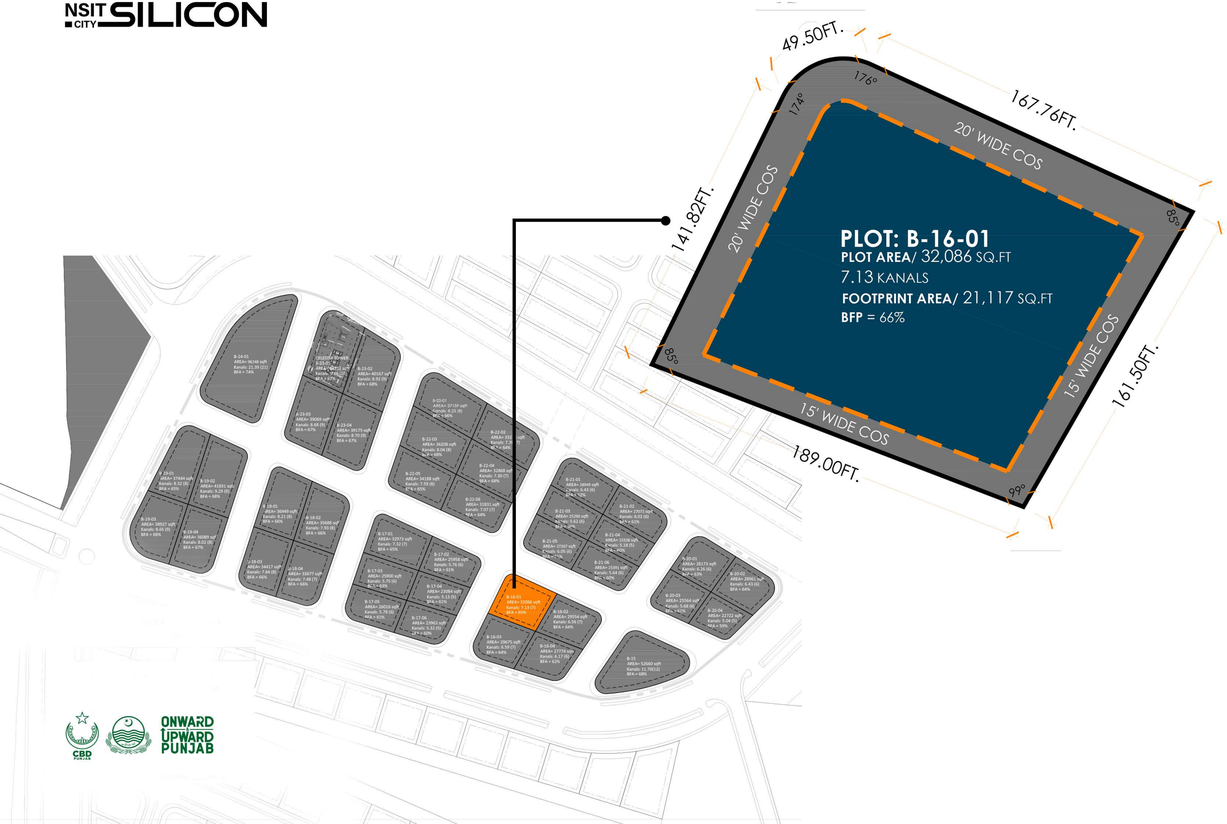
SILICON BLOCK AVAILABLE PLOTS



NSIT Silicon Block
The Investment Case

- **Prime location adjacent to DHA Phase 6 & 7**, with direct connectivity to the airport, Ring Road, and major highways
- Government of the Punjab–backed development
- **STZA-approved** and licensed Special Technology Zone
- **Tax exemptions** on dividends, capital gains, imports, and equipment
- **PKR 120 million per kanal**, with a **7-year payment plan for IT companies** and a **5-year plan for non-IT companies**
- PKR 20 million development charges, payable in equal quarterly instalments over the second year
- Buy & build opportunity with **construction commencement after 20% payment**
- Smart, future-ready infrastructure with integrated urban systems
- One-window investor facilitation and a business-friendly environment
- Access to a skilled, technology-driven workforce
- Clean energy integration and sustainable planning
- Gateway to regional and international markets



Plot Dynamics: Plot B-16-01

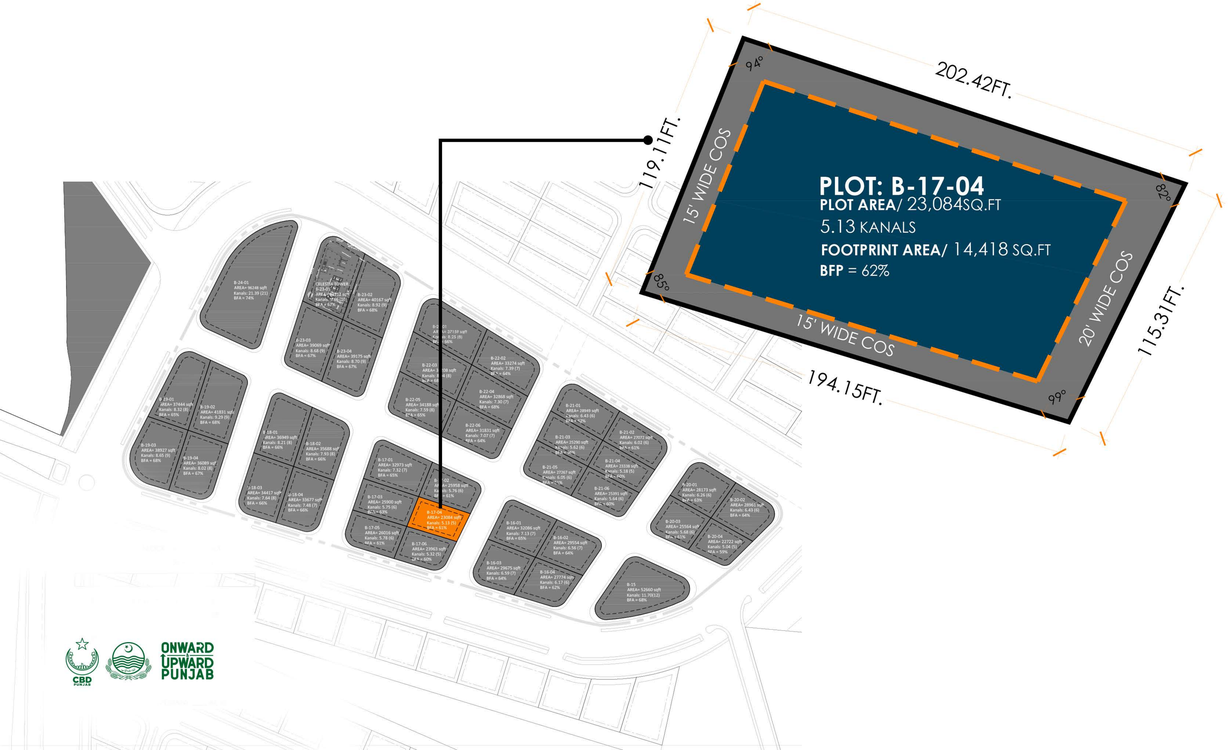
- Accessed from DHA Phase VI and VII
- IT Tower / Office Building Plot

Plot Characteristics

- Plot Area: 32,086 sqft
- Building Footprint: 21,117 sqft (66%)
- Built Up Area: 481,297 sqft
- Floor Area Ratio (FAR): 1:15

PLOT NO.	FAR	PLOT AREA		BUA	FOOTPRINT		HEIGHT ALLOWED
		SFT	KANALS	SFT	%	SFT	FT
B-16-01	1:15	32,086	7.13	481,297	66	21, 117	450

Note: All area calculations are tentatively provided for ease of understanding.
The designer to work actual design calculations and design probabilities in accordance to the information provided by the authority.



Plot Dynamics: Plot B-17-04

- Accessed from DHA Phase VI and VII
- IT Tower / Office Building Plot

Plot Characteristics

- Plot Area: 23,084 sqft
- Building Footprint: 14,418 sqft (62%)
- Built Up Area: 346,266 sqft
- Floor Area Ratio (FAR): 1:15

PLOT NO.	FAR	PLOT AREA		BUA	FOOTPRINT		HEIGHT ALLOWED
		SFT	KANALS	SFT	%	SFT	FT
B-17-04	1:15	23,084	5.13	346,266	62	14,418	450

Note: All area calculations are tentatively provided for ease of understanding.
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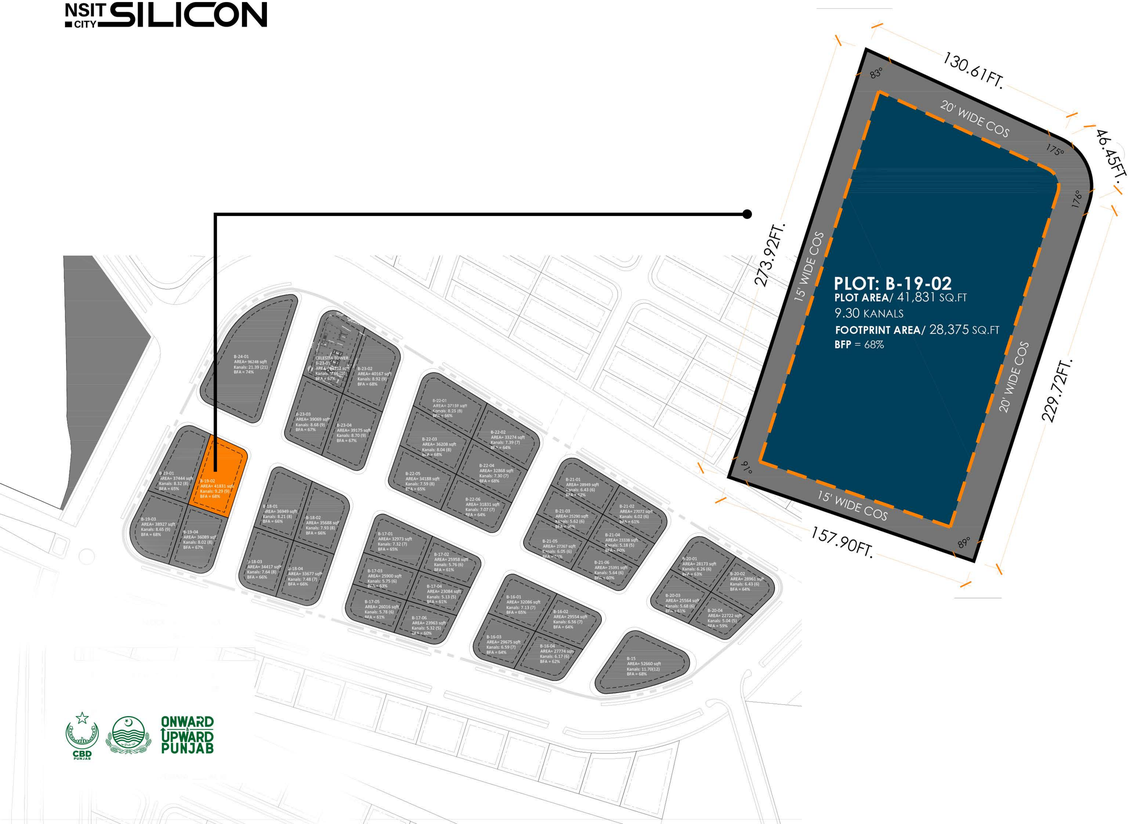


Plot Dynamics: Plot B-19-02

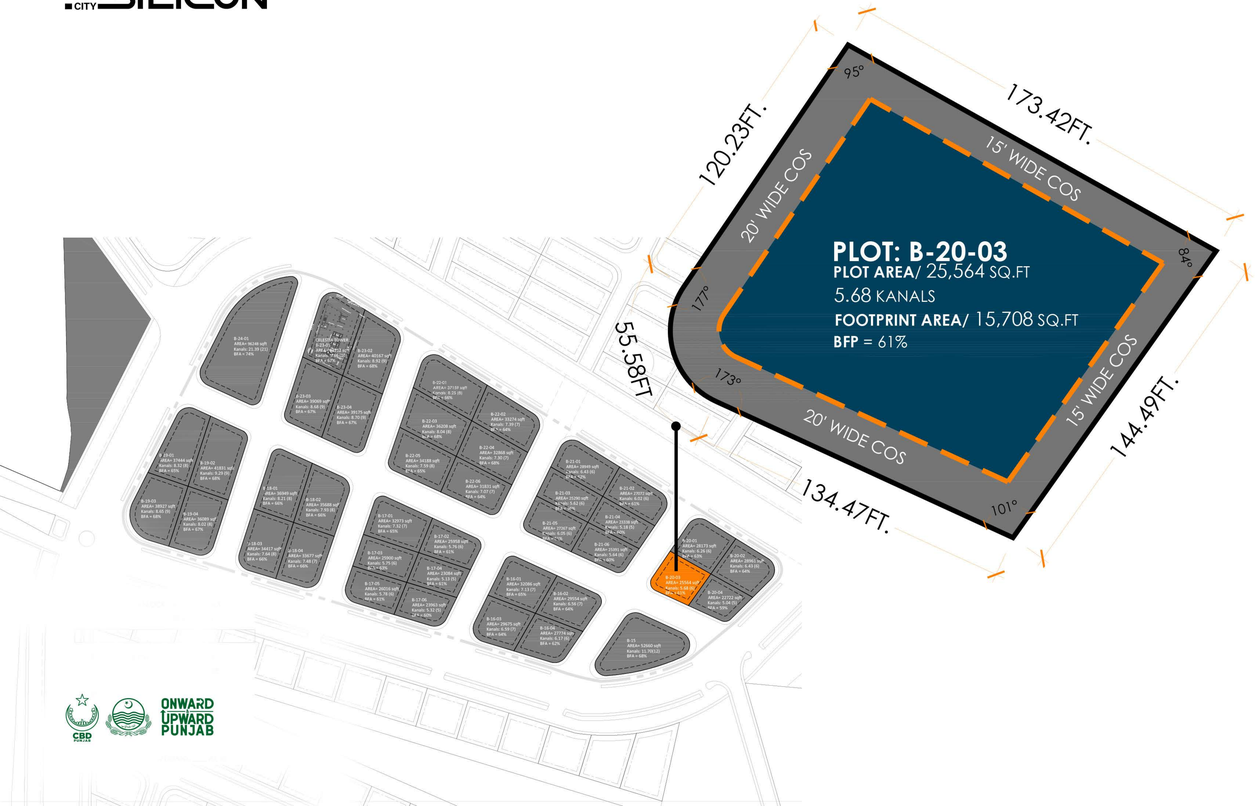
- Accessed from DHA Phase VI and VII
- IT Tower / Office Building Plot

Plot Characteristics

- Plot Area: 41,831 sqft
- Building Footprint: 28,375 sqft (68%)
- Built Up Area: 501,967 sqft
- Floor Area Ratio (FAR): 1:12

PLOT NO.	FAR	PLOT AREA		BUA	FOOTPRINT		HEIGHT ALLOWED
		SFT	KANALS	SFT	%	SFT	FT
B-19-02	1:12	41,831	9.30	501,967	68	28,375	450

Note: All area calculations are tentatively provided for ease of understanding.
The designer to work actual design calculations and design probabilities in accordance to the information provided by the authority.



Plot Dynamics: Plot B-20-03

- Accessed from DHA Phase VI and VII
- IT Tower / Office Building Plot

Plot Characteristics

- Plot Area: 25,564 sqft
- Building Footprint: 15,708 sqft (61%)
- Built Up Area: 383,466 sqft
- Floor Area Ratio (FAR): 1:15

PLOT NO.	FAR	PLOT AREA		BUA	FOOTPRINT		HEIGHT ALLOWED
		SFT	KANALS	SFT	%	SFT	FT
B-20-03	1:15	25,564	5.68	383,466	61	15,708	450

Note: All area calculations are tentatively provided for ease of understanding.
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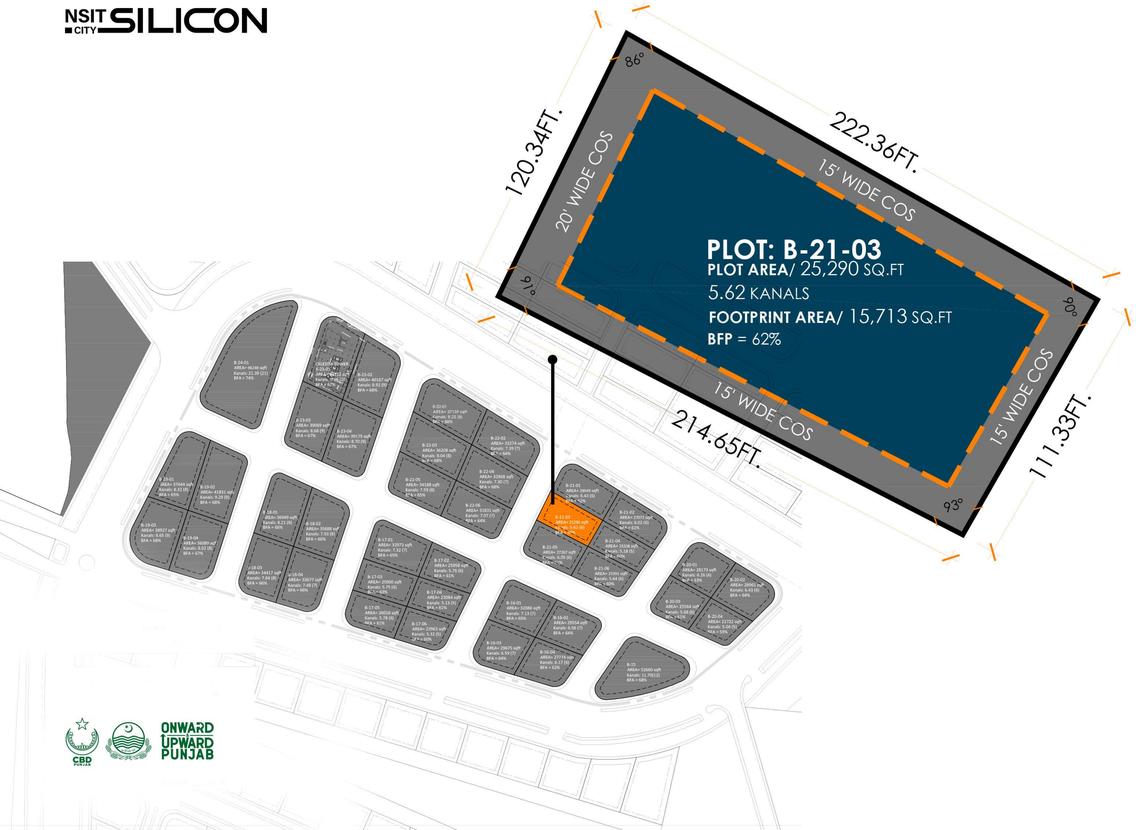

Plot Dynamics: Plot B-21-03

- Accessed from DHA Phase VI and VII
- IT Tower / Office Building Plot

Plot Characteristics

- Plot Area: 25,290 sqft
- Building Footprint: 15,713 sqft (62%)
- Built Up Area: 379,358 sqft
- Floor Area Ratio (FAR): 1:15

PLOT NO.	FAR	PLOT AREA		BUA	FOOTPRINT		HEIGHT ALLOWED
		SFT	KANALS	SFT	%	SFT	FT
B-21-03	1:15	25,290	5.62	379,358	62	15,713	450

Note: All area calculations are tentatively provided for ease of understanding.
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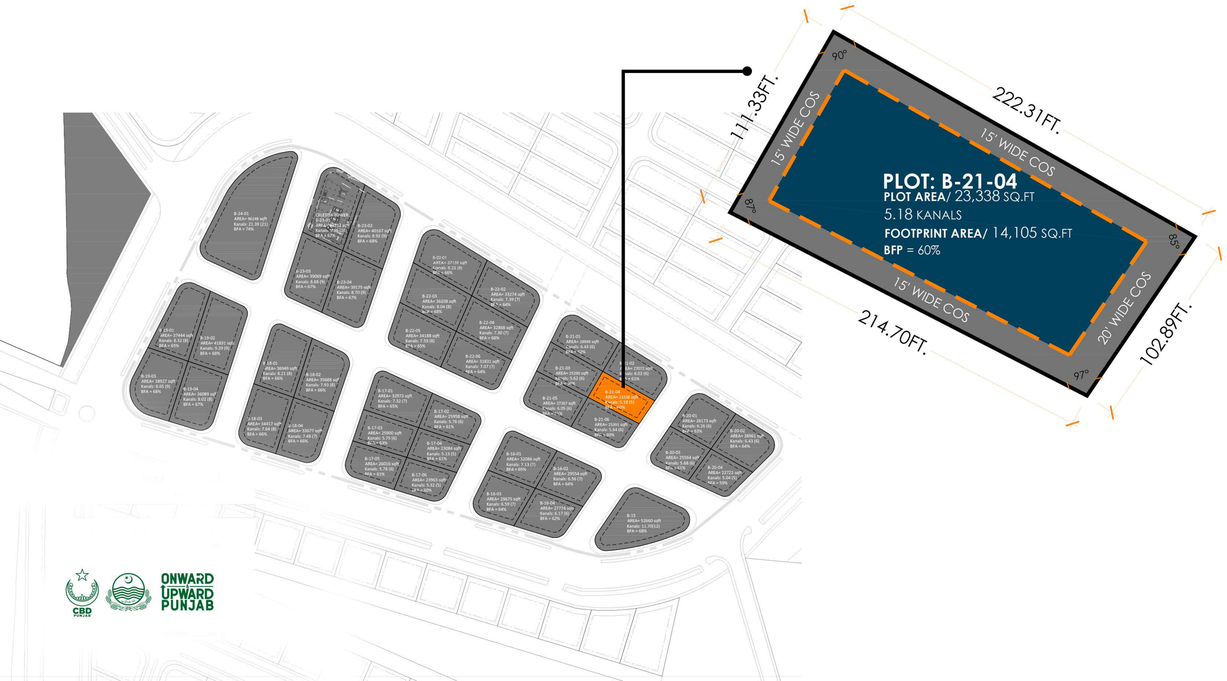

Plot Dynamics: Plot B-21-04

- Accessed from DHA Phase VI and VII
- IT Tower / Office Building Plot

Plot Characteristics

- Plot Area: 23,338 sqft
- Building Footprint: 14,105 sqft (60%)
- Built Up Area: 350,070 sqft
- Floor Area Ratio (FAR): 1:15

PLOT NO.	FAR	PLOT AREA		BUA	FOOTPRINT		HEIGHT ALLOWED
		SFT	KANALS	SFT	%	SFT	FT
B-21-04	1:15	23,338	5.19	350,070	60	14,105	450

Note: All area calculations are tentatively provided for ease of understanding.
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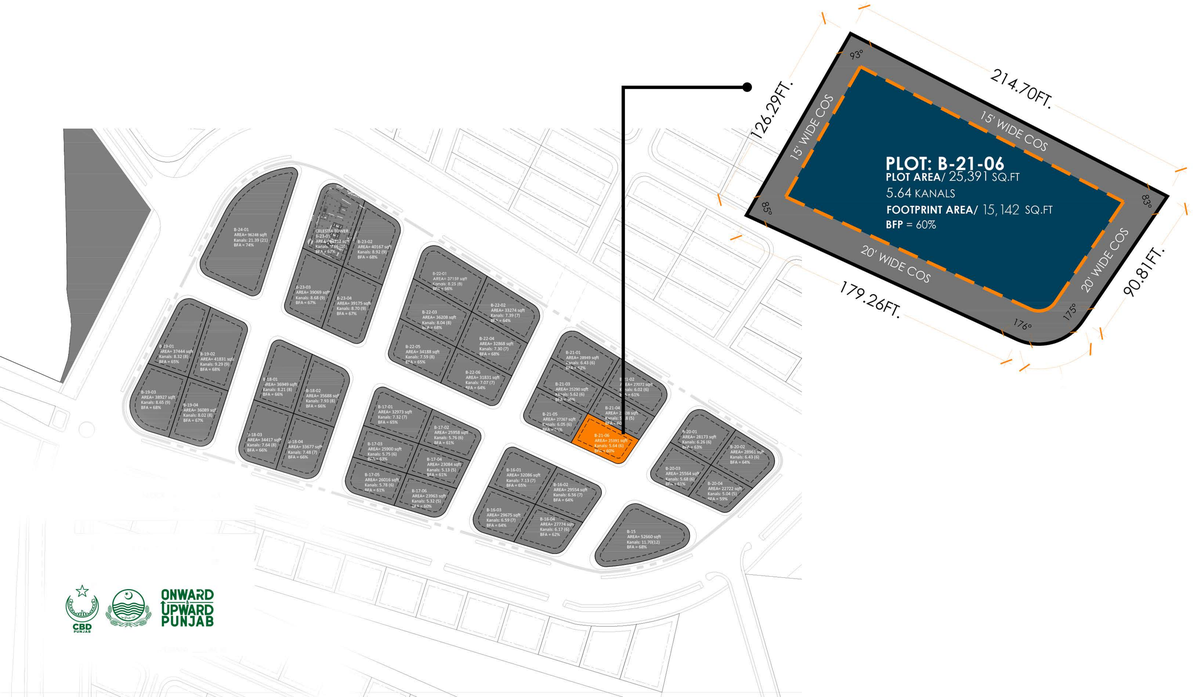


Plot Dynamics: Plot B-21-06

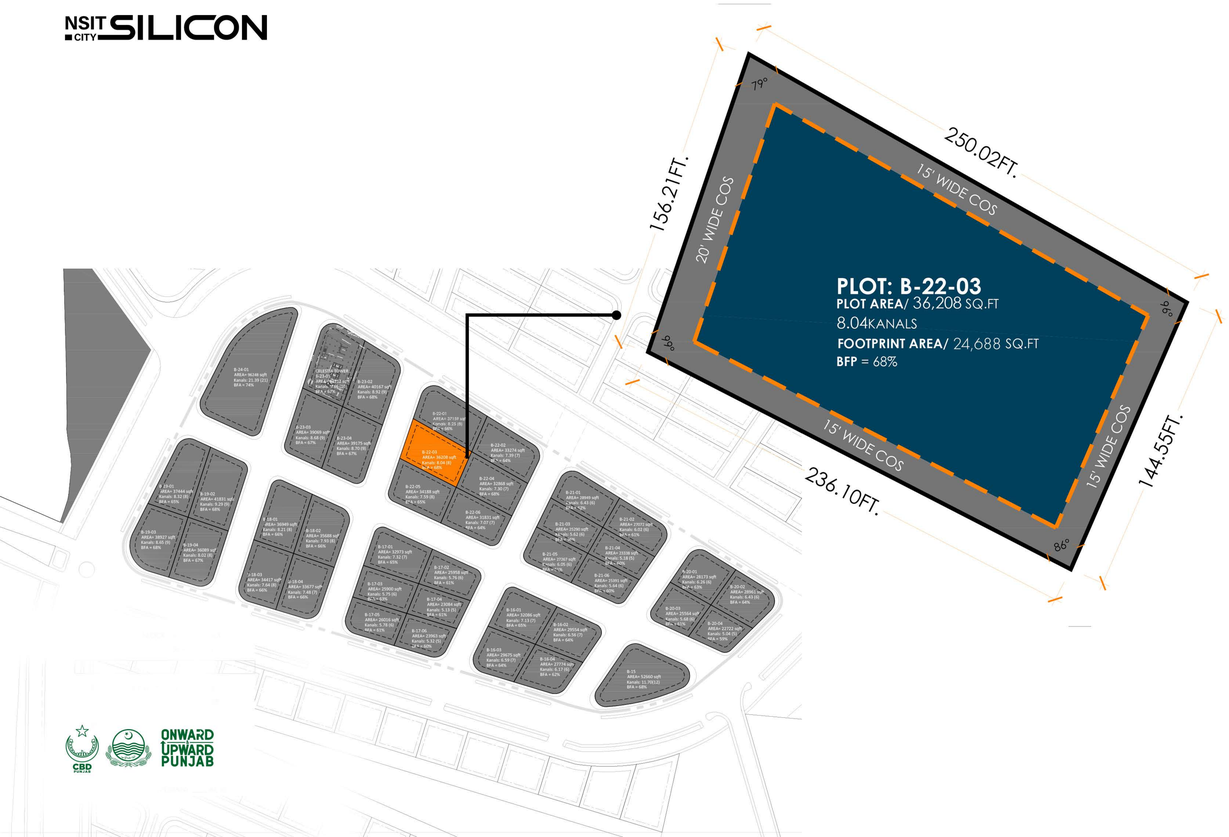
- Accessed from DHA Phase VI and VII
- IT Tower / Office Building Plot

Plot Characteristics

- Plot Area: 25,391 sqft
- Building Footprint: 15,142 sqft (60%)
- Built Up Area: 380,867 sqft
- Floor Area Ratio (FAR): 1:15

PLOT NO.	FAR	PLOT AREA		BUA	FOOTPRINT		HEIGHT ALLOWED
		SFT	KANALS	SFT	%	SFT	FT
B-21-06	1:15	25,391	5.64	380,867	60	15,142	450

Note: All area calculations are tentatively provided for ease of understanding.
The designer to work actual design calculations and design probabilities in accordance to the information provided by the authority.



Plot Dynamics: Plot B-22-03

- Accessed from DHA Phase VI and VII
- IT Tower / Office Building Plot

Plot Characteristics

- Plot Area: 36,208 sqft
- Building Footprint: 24,688 sqft (68%)
- Built Up Area: 543,117 sqft
- Floor Area Ratio (FAR): 1:15

PLOT NO.	FAR	PLOT AREA		BUA	FOOTPRINT		HEIGHT ALLOWED
		SFT	KANALS	SFT	%	SFT	FT
B-22-03	1:15	36,208	8.05	543,117	68	24,688	450

Note: All area calculations are tentatively provided for ease of understanding.
The designer to work actual design calculations and design probabilities in accordance to the information provided by the authority.

Plot Dynamics: Plot B-22-04

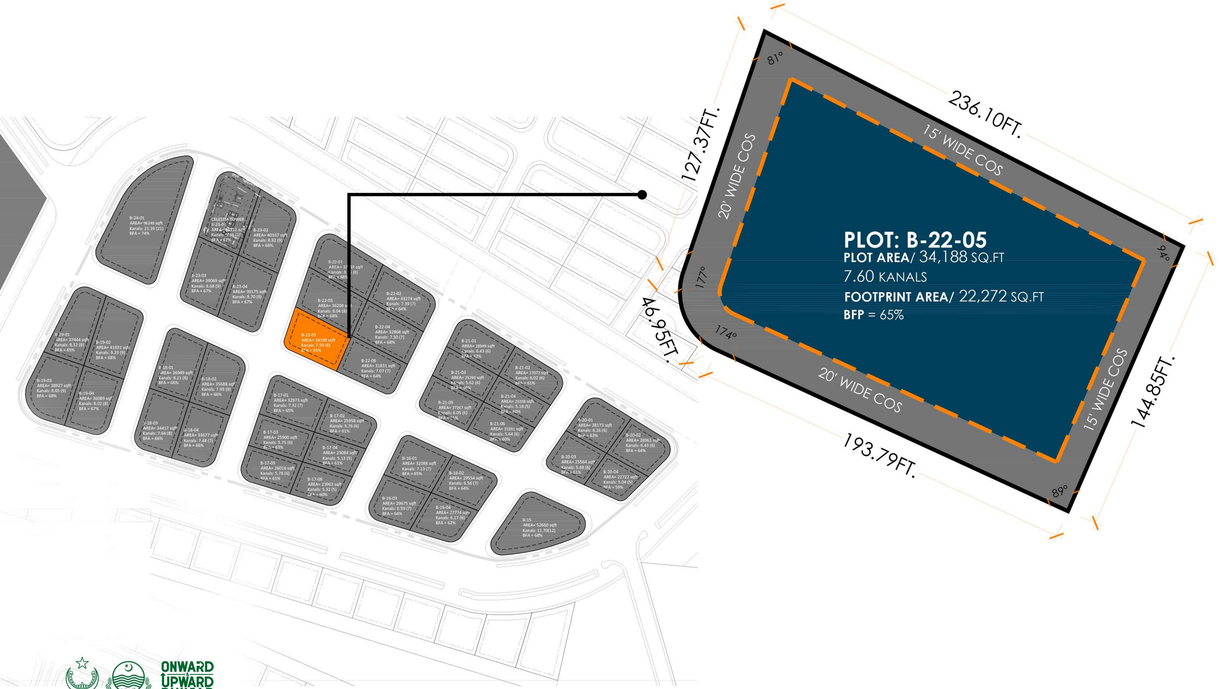
- Accessed from DHA Phase VI and VII
- IT Tower / Office Building Plot

Plot Characteristics

- Plot Area: 32,867 sqft
- Building Footprint: 21,973 sqft (67%)
- Built Up Area: 493,015 sqft
- Floor Area Ratio (FAR): 1:15

PLOT NO.	FAR	PLOT AREA		BUA	FOOTPRINT		HEIGHT ALLOWED
		SFT	KANALS	SFT	%	SFT	FT
B-22-04	1:15	32,867	7.30	493,015	67	21,973	450

Note: All area calculations are tentatively provided for ease of understanding.
The designer to work actual design calculations and design probabilities in accordance to the information provided by the authority.



Plot Dynamics: Plot B-22-05

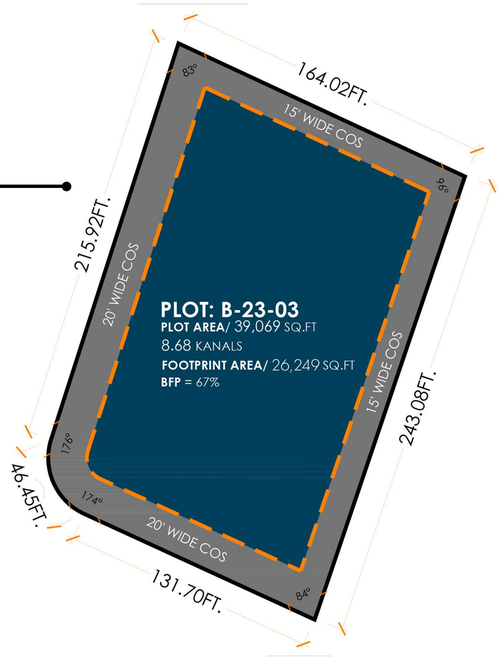
- Accessed from DHA Phase VI and VII
- IT Tower / Office Building Plot

Plot Characteristics

- Plot Area: 34,188 sqft
- Building Footprint: 22,272 sqft (65%)
- Built Up Area: 512,814 sqft
- Floor Area Ratio (FAR): 1:15

PLOT NO.	FAR	PLOT AREA		BUA	FOOTPRINT		HEIGHT ALLOWED
		SFT	KANALS	SFT	%	SFT	FT
B-22-05	1:15	34,188	7.60	512,814	65	22,272	450

Note: All area calculations are tentatively provided for ease of understanding.
The designer to work actual design calculations and design probabilities in accordance to the information provided by the authority.



Plot Dynamics: Plot B-23-03

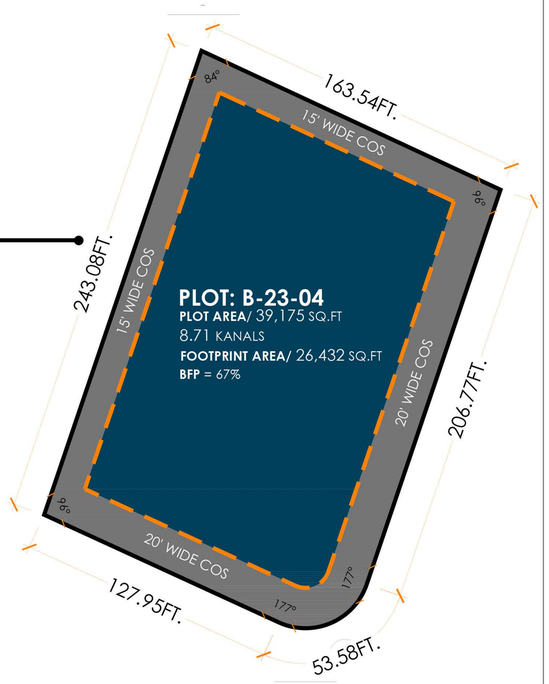
- Accessed from DHA Phase VI and VII
- IT Tower / Office Building Plot

Plot Characteristics

- Plot Area: 39,069 sqft
- Building Footprint: 26,249 sqft (67%)
- Built Up Area: 468,827 sqft
- Floor Area Ratio (FAR): 1:12

PLOT NO.	FAR	PLOT AREA		BUA	FOOTPRINT		HEIGHT ALLOWED
		SFT	KANALS	SFT	%	SFT	FT
B-23-03	1:12	39,069	8.68	468,827	67	26,249	450

Note: All area calculations are tentatively provided for ease of understanding.
The designer to work actual design calculations and design probabilities in accordance to the information provided by the authority.



Plot Dynamics: Plot B-23-04

- Accessed from DHA Phase VI and VII
- IT Tower / Office Building Plot

Plot Characteristics

- Plot Area: 39,175 sqft
- Building Footprint: 26,432 sqft (67%)
- Built Up Area: 470,101 sqft
- Floor Area Ratio (FAR): 1:12

PLOT NO.	FAR	PLOT AREA		BUA	FOOTPRINT		HEIGHT ALLOWED
		SFT	KANALS	SFT	%	SFT	FT
B-23-04	1:12	39,175	8.71	470,101	67	26,432	450

Note: All area calculations are tentatively provided for ease of understanding.
The designer to work actual design calculations and design probabilities in accordance to the information provided by the authority.

Payment Plan
For IT Companies (7-Year Plan)

PRICE PER KANAL (PKR)		DEVELOPMENT CHARGES PER KANAL (PKR)	
120,000,000		20,000,000	
INSTALLMENT		PERCENTAGE (%)	FREQUENCY
YEAR 1	Down Payment	20%	Annual
YEAR 2 (DEVELOPMENT CHARGES)	1st Installment	25%	Quarterly
	2nd Installment	25%	Quarterly
	3rd Installment	25%	Quarterly
	4th Installment	25%	Quarterly
YEAR 3	1st Installment	9.25%	Bi-Annual
	2nd Installment	9.25%	
YEAR 4	1st Installment	8.50%	Bi-Annual
	2nd Installment	8.50%	
YEAR 5	1st Installment	8.50%	Bi-Annual
	2nd Installment	8.50%	
YEAR 6	1st Installment	7.50%	Bi-Annual
	2nd Installment	7.50%	
YEAR 7	1st Installment	6.25%	Bi-Annual
	2nd Installment	6.25%	

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Payment Plan
For Non IT Companies (5-Year Plan)

PRICE PER KANAL (PKR)		DEVELOPMENT CHARGES PER KANAL (PKR)	
120,000,000		20,000,000	
INSTALLMENT		PERCENTAGE (%)	FREQUENCY
YEAR 1	Down Payment	20%	Bi-Annual
	1st Installment	10%	
YEAR 2 (DEVELOPMENT CHARGES)	1st Installment	25%	Quarterly
	2nd Installment	25%	Quarterly
	3rd Installment	25%	Quarterly
	4th Installment	25%	Quarterly
YEAR 3	1st Installment	12.25%	Bi-Annual
	2nd Installment	12.25%	
YEAR 4	1st Installment	12%	Bi-Annual
	2nd Installment	12%	
YEAR 5	1st Installment	10.75%	Bi-Annual
	2nd Installment	10.75%	