NSIT

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

AUCTION BY SEALED BIDS

PETROL STATION SITES

AT CBD NSIT CITY

WHERE INNOVATION FUELS OPPORTUNITY

CBD
PUNJAB

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 by CEO

CBD Punjab is committed to redefining urban development through strategically planned, investment-ready districts that foster economic growth and global competitiveness. CBD NSIT City reflects this vision as an integrated hub designed to support innovation, connectivity, and commercial excellence.

The offering of petrol station sites within this development presents a unique opportunity for investors to align with a forward-looking ecosystem where infrastructure, accessibility, and demand converge. We remain dedicated to creating platforms that enable sustainable returns while contributing to the broader economic landscape of Punjab.

Imran Amin

Message by COO

At CBD Punjab, our focus remains on delivering developments that are not only structurally sound but commercially viable and future-ready. CBD NSIT City has been carefully planned to ensure seamless integration of mobility, business, and lifestyle components.

The petrol station sites being offered are positioned to serve as high-efficiency service hubs within this ecosystem. With strong location fundamentals and evolving consumer behavior favoring integrated retail formats, these sites present a compelling case for long-term operational success and value creation.

Brig (R)
Mansoor Jahjuar

Fueling Tomorrow's Urban Movement

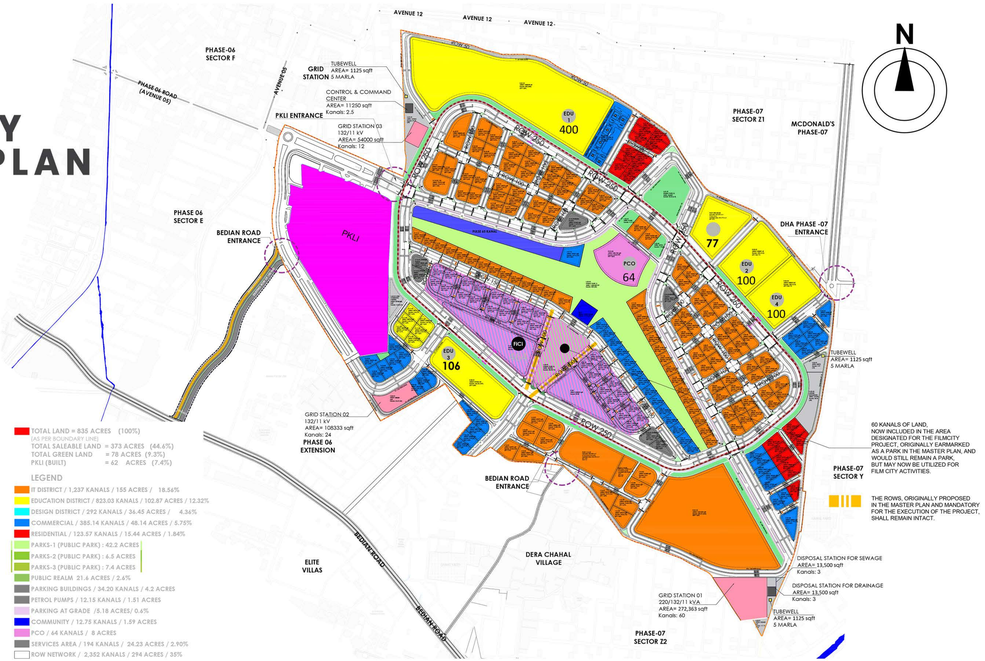
Lahore's commercial footprint is expanding. Driven by a commitment to purpose-built infrastructure and modern connectivity, the city is moving toward a future defined by integrated urban planning. At the heart of this shift is CBD NSIT City, a district designed to act as an engine for economic activity and innovation.

Within this dynamic landscape, CBD Punjab is proud to present a unique investment opportunity within this development: two premium petrol station sites.

Strategically positioned at the nexus of NSIT City's rapid growth and adjacent to DHA Phase 6 & 7, these sites are engineered to deliver sustained vehicular traffic and long-term economic yield. By aligning with evolving mobility trends and offering the flexibility for multi-format retail integration, these sites offer investors a rare, high-performance asset designed for long-term value creation.

PETROL STATION SITES AT NSIT CITY

CBD NSIT CITY MASTERPLAN

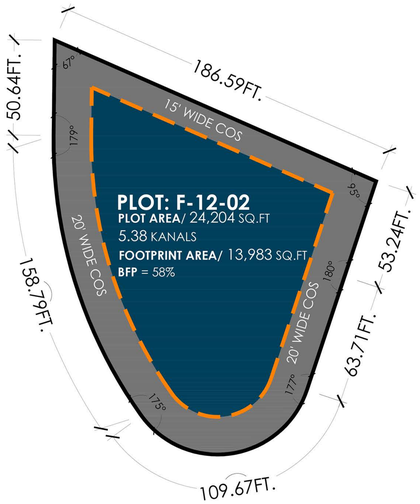


PLOT DYNAMICS

Plot F-12-02

- Accessed from DHA Phase VI and VII
- Petrol Pump Plot

PLOT NO.	PLOT AREA		FOOTPRINT	
	SFT	KANALS	%	SFT
F-12-02	24,204	5.38	58	13,983



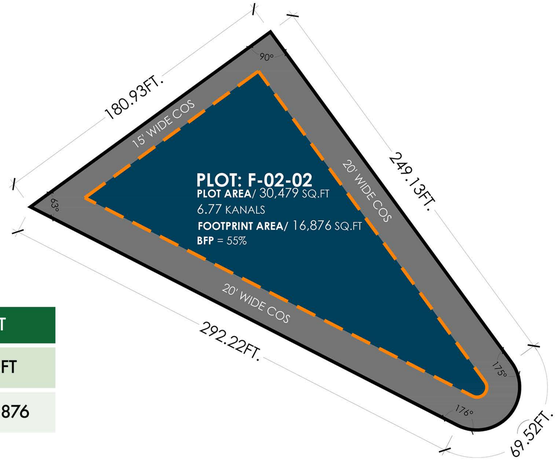
Note: All area calculations are tentatively provided for ease of understanding.
The designer to work actual design calculations and design probabilities in accordance to the information provided by the authority

PLOT DYNAMICS

Plot F-02-02

- Accessed from DHA Phase VI and VII
- Petrol Pump Plot

PLOT NO.	PLOT AREA		FOOTPRINT	
	SFT	KANALS	%	SFT
F-02-02	30,479	6.77	55	16,876



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

The Asset Details

- **Exclusive Availability:** Two premium plots available, ranging from 5–7 kanals each.
- **Long-Term Tenure:** Secure 10-year lease, providing the stability required for substantial capital investment and ROI.
- **Integrated Revenue Model:** Designed for hybrid utility; beyond fueling services, these sites are optimized for international food outlet, cafés, and branded retail, allowing for diversified, high-margin income streams.

Transaction Terms

- **Strategic Entry:** Offered via invitation of sealed bids, ensuring a competitive, transparent, and exclusive allocation process.

Strategic Location & Market Potential

- **Prime Location:** Positioned at the high-traffic gateway between NSIT City and DHA Phase 6 & 7, ensuring immediate access to an elite residential and commercial catchment.
- **Engineered Traffic:** Located within a purpose-built urban grid specifically designed to maintain sustained, high-volume vehicular flow.
- **Future-Ready Growth:** Early-mover advantage in a technology-driven business district poised for exponential commercial expansion.
- **Institutional Security:** Developed under the flagship mandate of CBD Punjab, offering the regulatory oversight, infrastructure standards, and long-term security essential for large-scale commercial operations.

POWER YOUR INVESTMENT. ANCHOR YOUR BRAND.

Be part of a development that is not just expanding the city, but redefining it.

Secure your presence in CBD NSIT City and unlock long-term commercial potential in one of Lahore's most promising districts.

PLOT	RESERVE PRICE (PER ANNUM)	LEASE TENURE	AUCTION METHOD	REGISTRATION DEADLINE	BID OPENING	EARNEST MONEY
F-12-02	PKR 25 million	10 years	Sealed Bids	4th June, 2026 12:00 PM	4th June, 2026 02:00 PM	PKR 10 million
F-02-02	PKR 30 million					

For bidding documents and details, visit: www.cbdpunjab.gov.pk/nsitpetrolstation

UAN: 0331-111-1063