



Punjab Central Business District  
Development Authority

UAN: 042-111-722-332  
[www.cbdpunjab.gov.pk/NawazSharifITCity](http://www.cbdpunjab.gov.pk/NawazSharifITCity)



CBD Presents

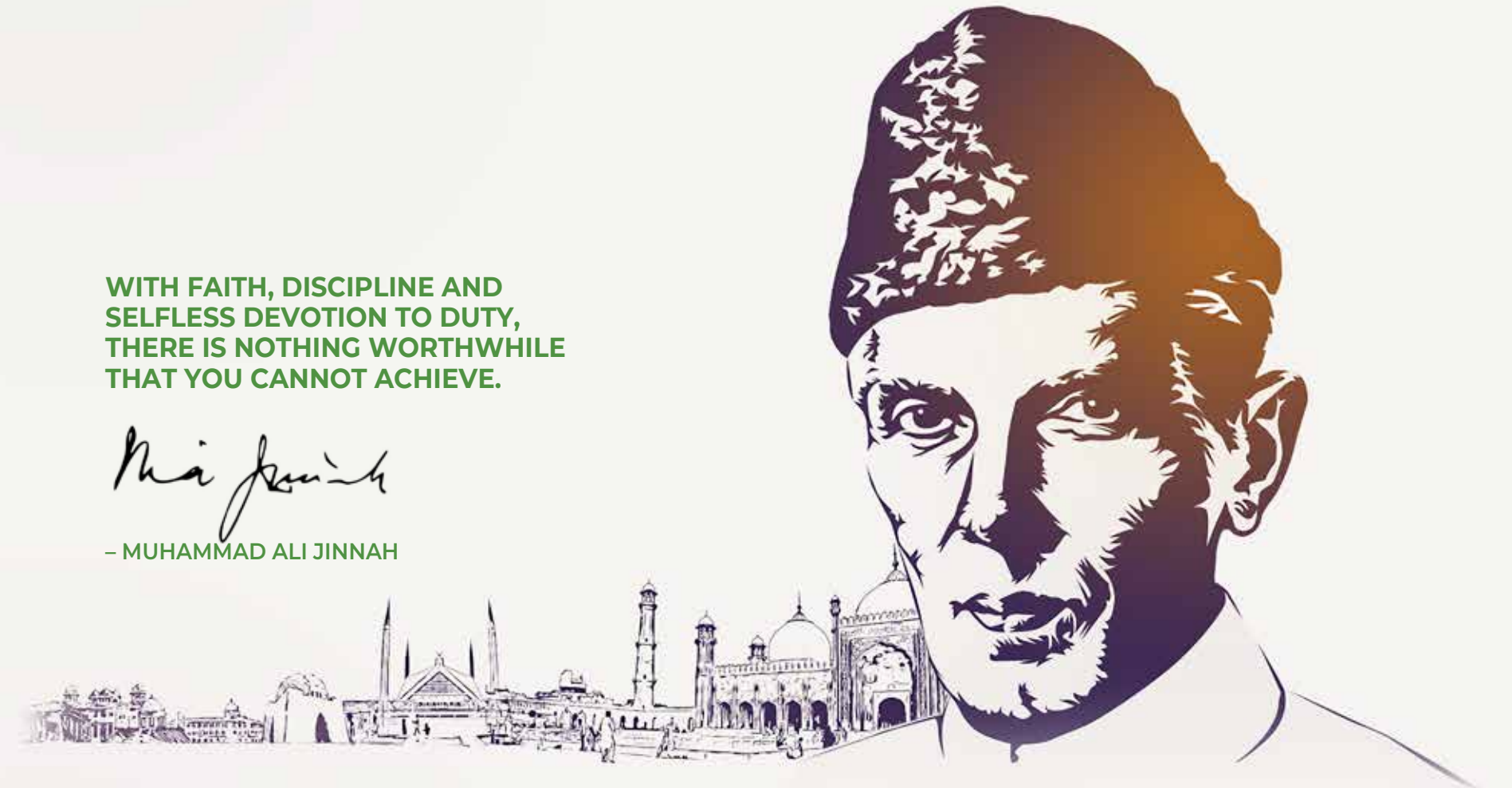
# NSIT CITY SILICON BLOCK

PUNJAB'S  
PREMIUM  
DEVELOPMENT  
AUTHORITY





**YOUR NEW  
BUSINESS ADDRESS  
IN THE HEART  
OF LAHORE**







## MESSAGE FROM **IMRAN AMIN**

CHIEF EXECUTIVE OFFICER  
PCBDDA

At CBD Punjab, we are not just developers; we are creators of transformative spaces that propel innovation and redefine urban living. With a steadfast commitment to excellence, integrity, and innovation, we have emerged as pioneers in the development industry.

The launch of Silicon within NSIT marks yet another milestone in our journey towards shaping the future. Each plot in Silicon embodies our dedication to quality and our vision for a dynamic, technologically advanced community.

I invite you to explore the limitless possibilities that Silicon offers, where innovation thrives and opportunities abound. Together, let us embark on this journey to create legacies that transcend time and redefine the landscape of technology and innovation.

Here's to a future filled with endless possibilities at Silicon.

## MESSAGE FROM **BRIG (RETD.) MANSOOR AHMED JANJUA** COO PCBDDA

It gives me great pleasure to introduce you to Silicon, our latest endeavor within NSIT. At CBD Punjab, we are driven by a passion for innovation and a commitment to creating spaces that foster growth and prosperity.

Silicon represents more than just plots; it symbolizes a vision for the future—a future where technology and creativity converge to drive progress and innovation. With state-of-the-art infrastructure and strategic planning, Silicon offers an unparalleled opportunity for businesses to thrive and individuals to flourish.

Seize this opportunity and become a part of the Silicon community, where innovation knows no bounds and possibilities are limitless. Together, let us embark on this journey towards a brighter future, where Silicon becomes the epicenter of technological advancement and prosperity.

We look forward to partnering with you in shaping the future of technology and innovation.







Punjab Central Business District  
Development Authority

# INTRODUCING SILICON

## Where Innovation Flourishes

Welcome to Silicon, the vibrant nucleus of technological advancement within NSIT. Nestled within this expansive landscape, Silicon stands as a testament to innovation, creativity, and limitless potential. As the heart of NSIT's IT District, Silicon embodies a bold vision for the future of technology, where cutting-edge advancements converge with boundless human ingenuity.

Our meticulously crafted ecosystem at Silicon offers prime plots, each presenting a unique opportunity to build and innovate. With a flexible payment plan and a first-come, first-serve basis, Silicon provides a rare chance to become part of a visionary project backed by the Government of Punjab. As a fully government-backed initiative, Silicon benefits from special technology zone privileges, ensuring an environment conducive to growth and prosperity.

Life within Silicon is an exhilarating journey, where the air crackles with the energy of innovation and collaboration. Here, entrepreneurs, researchers, and professionals converge to push the boundaries of technology, shaping the landscape of tomorrow. Join us at Silicon, where every plot is a canvas for innovation, and together, let's pave the way for a brighter, more connected future.

Welcome to Silicon, welcome to the future of technology at NSIT City!





# Salient Features

Rs. **12** Crores  
Per Kanal

Construction  
Starts After  
20% Payment

Development  
Charges  
PKR 20 million  
per Kanal

A fully Government  
of the Punjab  
backed project

Exemptions on  
customs duties, taxes  
& import duties



**12** Prime  
Plots

**5** Years  
Payment Plan

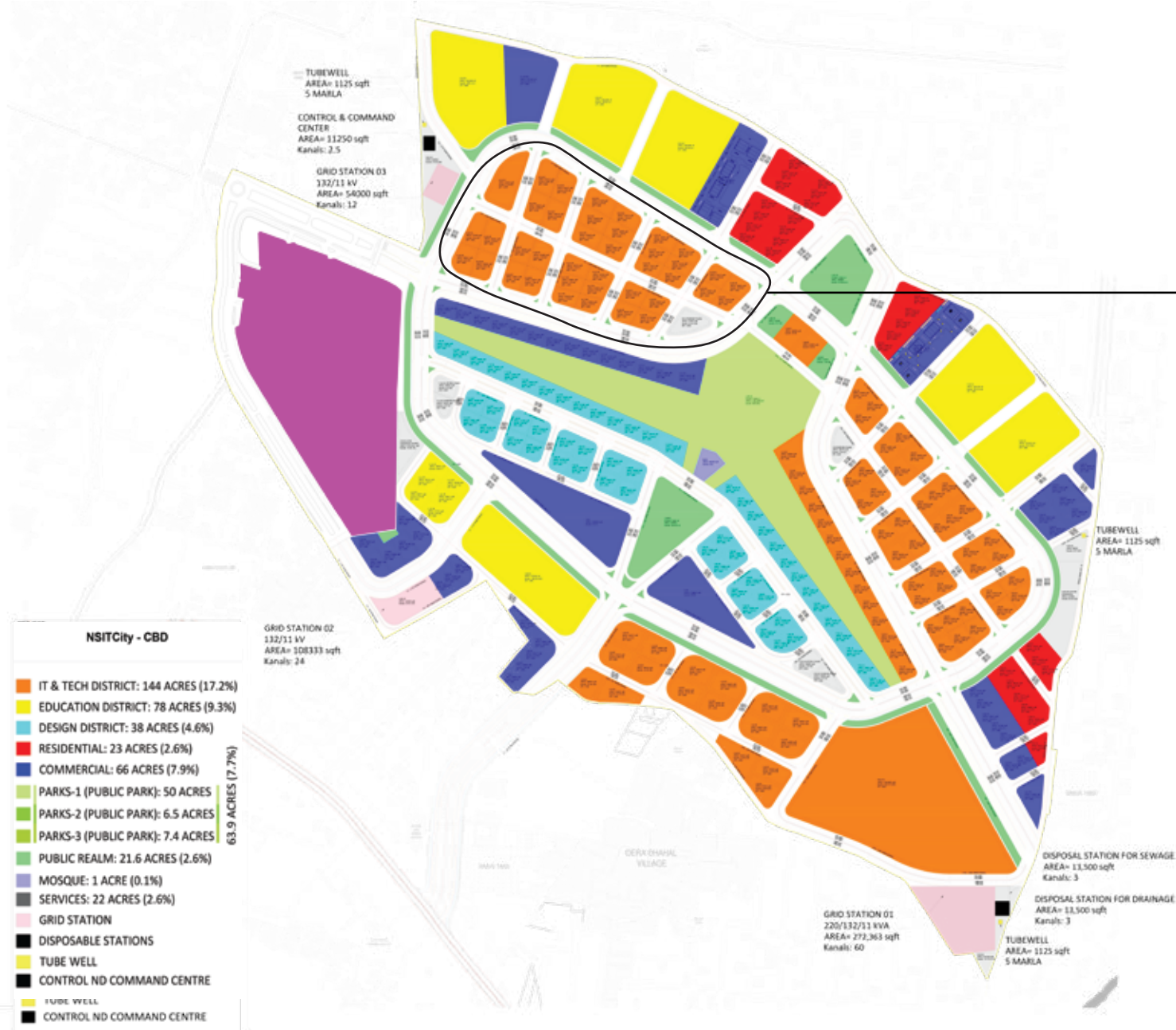
Buy & Build

Prime Location  
Adjacent To  
Dha Phase 7

Special Technology  
Zone benefits

Tax exemptions on  
dividend income &  
long-term capital  
gains

# NSIT Master Plan



## NSIT CITY SILICON BLOCK





# Plot B-16-02



## B-16-02

- Accessed from DHA Ph VI, VII, and Bedian Road.
- IT/Tech Plot
- Building Character: As per guidelines
- Size: 6.56 Kanals
- High Rise

### PLOT CHARACTERISTICS

Plot Area = 29554 Sq.Ft  
 Building Footprint = 18820 Sqft (61%)  
 Built Up Area = 443,310 Sq.Ft  
 Floor Area Ratio (FAR) = 1:15



### IT/Tech (6.37 KANALS)

PLOT ID	PLOT TYPE	PARKING BY LAWS	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
B-16-02	IT/Tech	PCBDDA Building Zoning Regulations and Guidelines	61%	6.56	29554	1 : 15	443,310

# Plot B-17-03



# B-17-03

- Accessed from DHA Ph VI, VII, and Bedian Road.
- IT/Tech Plot
- Building Character: As per guidelines
- Size: 5.76 Kanals
- High Rise

## PLOT CHARACTERISTICS

Plot Area

= 25900 Sq.Ft

Building Footprint

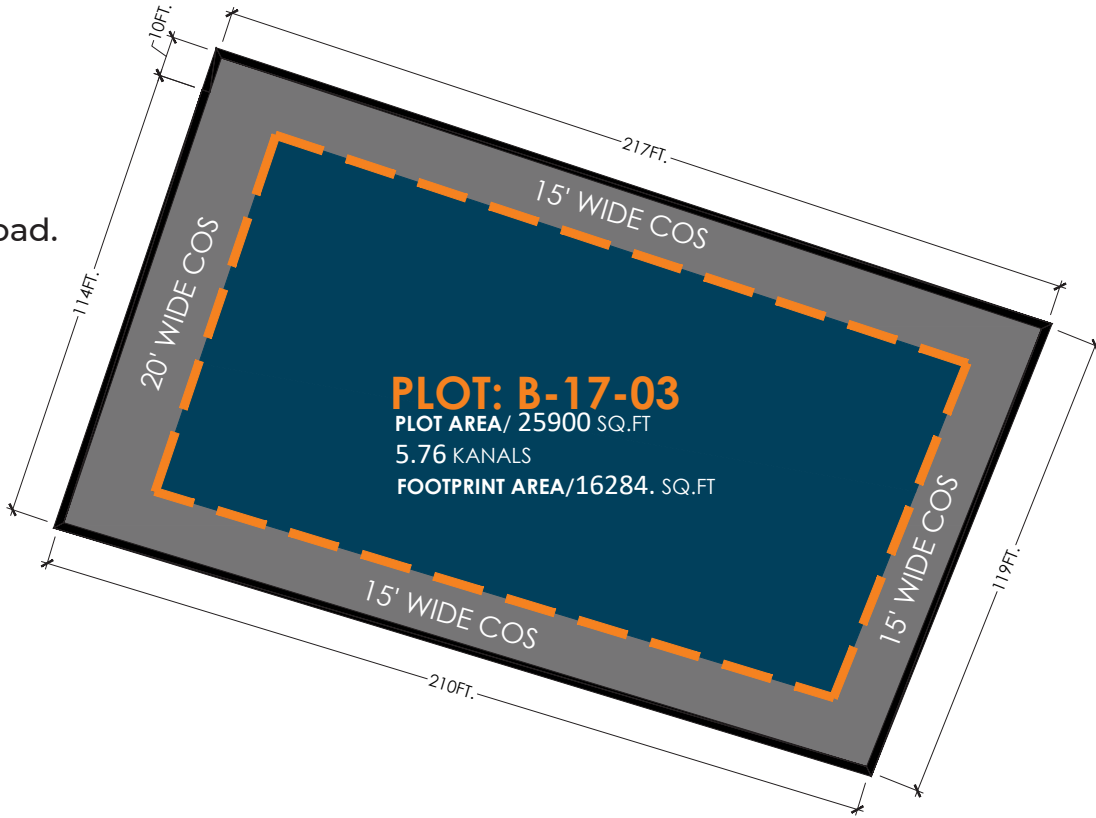
= 16284 Sqft (61%)

Built Up Area

= 388,500 Sq.Ft

Floor Area Ratio (FAR)

= 1:15



## IT/Tech (5.75 KANALS)

PLOT ID	PLOT TYPE	PARKING BY LAWS	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
B-17-03	IT/Tech	PCBDDA Building Zoning Regulations and Guidelines	61%	5.75	25900	1 : 15	388,500



# Plot B-17-04

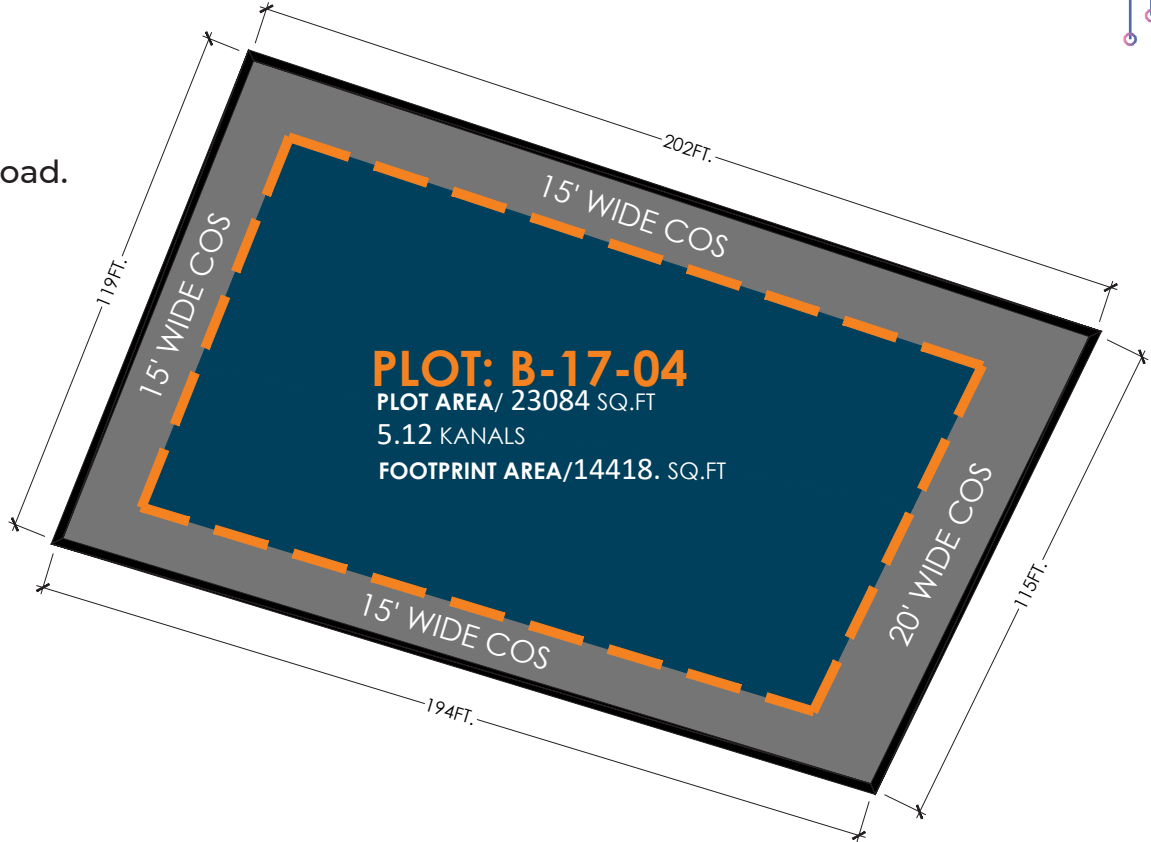


## B-17-04

- Accessed from DHA Ph VI, VII, and Bedian Road.
- IT/Tech Plot
- Building Character: As per guidelines
- Size: 5.13 Kanals
- High Rise

### PLOT CHARACTERISTICS

Plot Area = 23084 Sq.Ft  
Building Footprint = 14418 Sqft (59%)  
Built Up Area = 346,260 Sq.Ft  
Floor Area Ratio (FAR) = 1:15



### IT/Tech (5.13 KANALS)

PLOT ID	PLOT TYPE	PARKING BY LAWS	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
B-17-04	IT/Tech	PCBDDA Building Zoning Regulations and Guidelines	59%	5.13	23084	1 : 15	346,260

# Plot B-19-02

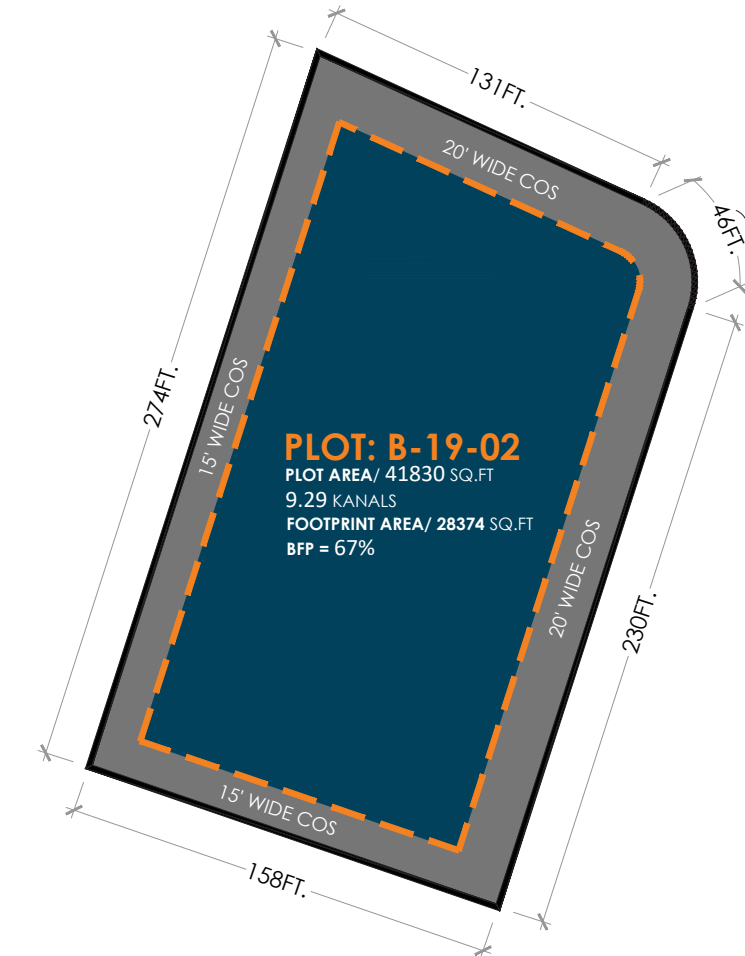


## B-19-02

- Accessed from DHA Ph VI, VII, and Bedian Road.
- IT/Tech Plot
- Building Character: As per guidelines
- Size: 9.29 Kanals
- High Rise

### PLOT CHARACTERISTICS

Plot Area = 41830 Sq.Ft  
Building Footprint = 28374 Sqft (56%)  
Built Up Area = 408,105 Sq.Ft  
Floor Area Ratio (FAR) = 1:12



### IT/Tech (9.29 KANALS)

PLOT ID	PLOT TYPE	PARKING BY LAWS	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
B-19-02	IT/Tech	PCBDDA Building Zoning Regulations and Guidelines	56%	9.29	41830	1 : 12	501,972



# Plot B-21-03

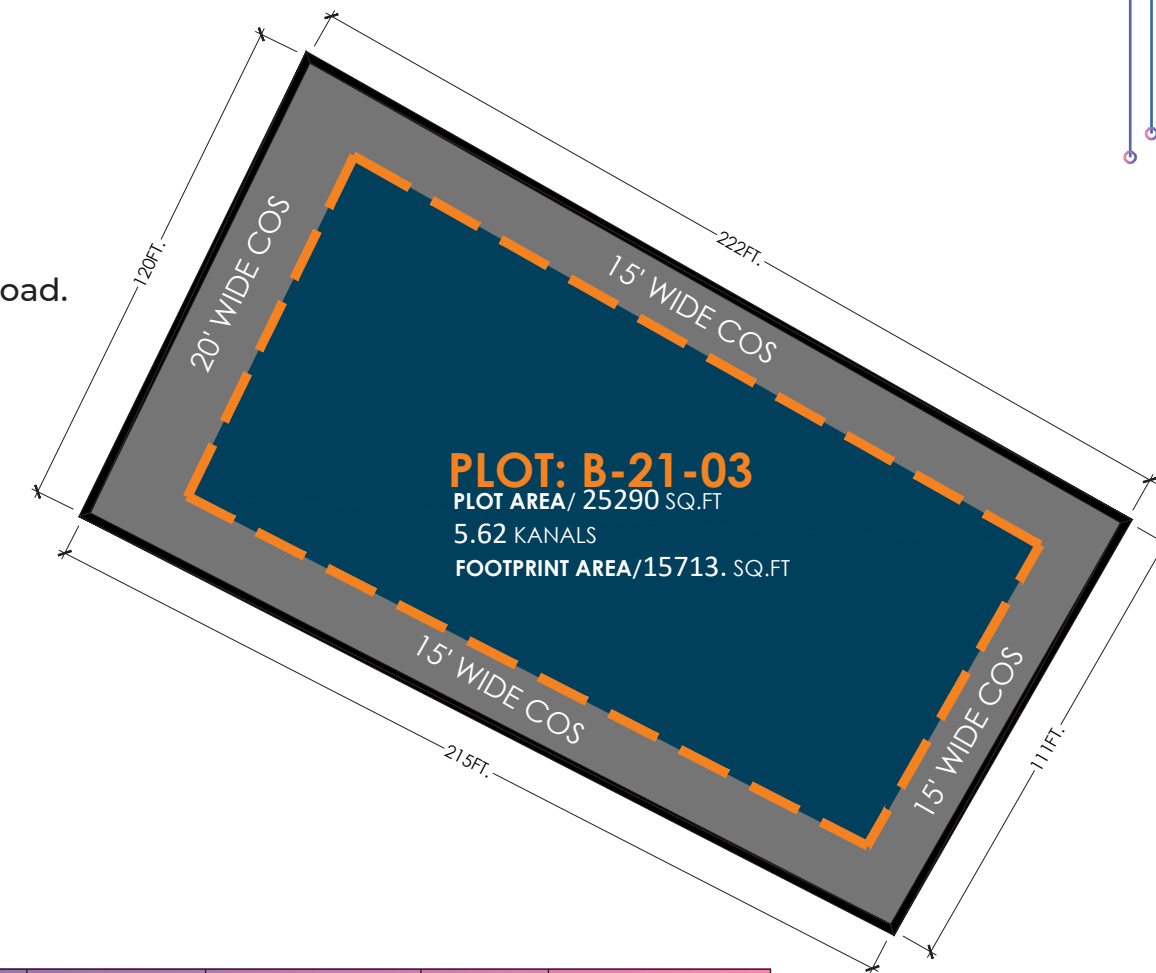


## B-21-03

- Accessed from DHA Ph VI, VII, and Bedian Road.
- IT/Tech Plot
- Building Character: As per guidelines
- Size: 5.62 Kanals

### PLOT CHARACTERISTICS

Plot Area = 25290 Sq.Ft  
Building Footprint = 15713 Sqft (62%)  
Built Up Area = 379,350 Sq.Ft  
Floor Area Ratio (FAR) = 1:15



### IT/Tech (5.62 KANALS)

PLOT ID	PLOT TYPE	PARKING BY LAWS	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
B-21-03	IT/Tech	PCBDDA Building Zoning Regulations and Guidelines	62%	5.62	25290	1 : 15	379,350

# Plot B-21-04

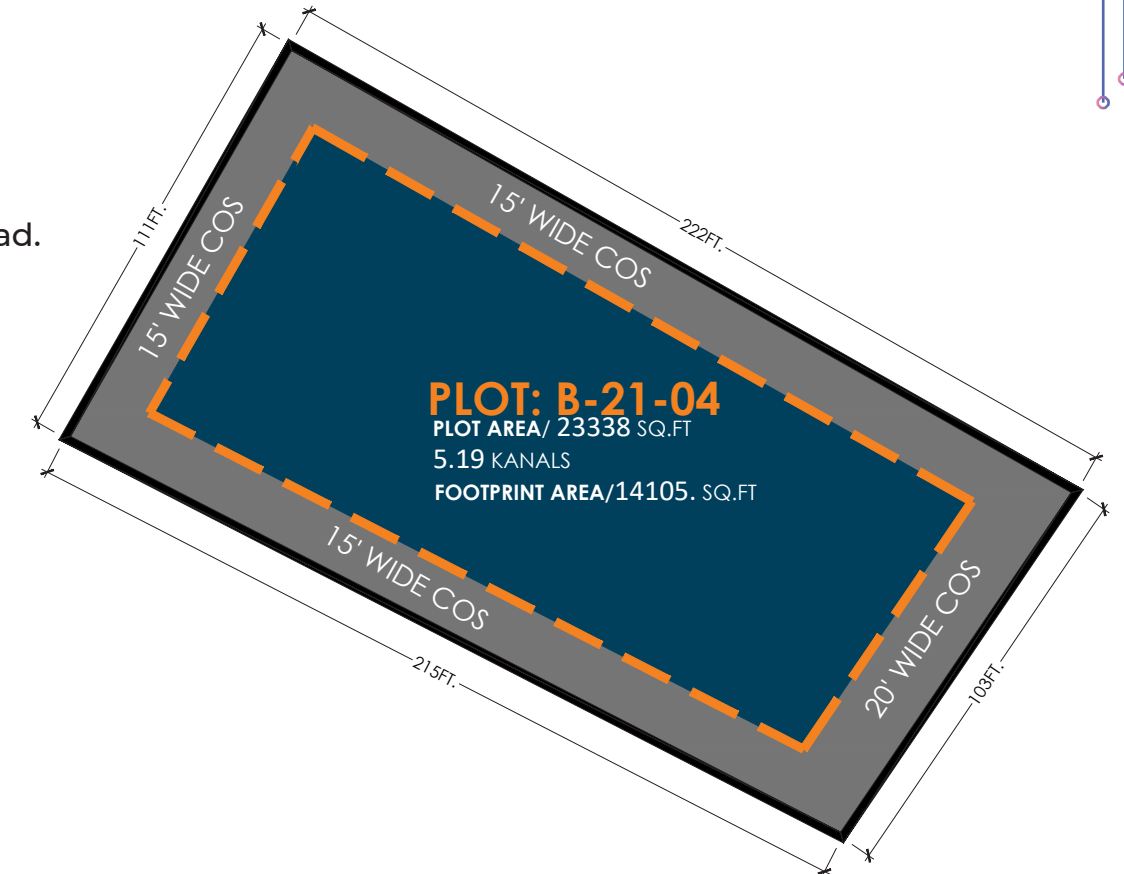


## B-21-04

- Accessed from DHA Ph VI, VII, and Bedian Road.
- IT/Tech Plot
- Building Character: As per guidelines
- Size: 5.18 Kanals

### PLOT CHARACTERISTICS

Plot Area = 23338 Sq.Ft  
Building Footprint = 20,503.31 Sqft (62%)  
Built Up Area = 350,070 Sq.Ft  
Floor Area Ratio (FAR) = 1:15



### IT/Tech (5.18 KANALS)

PLOT ID	PLOT TYPE	PARKING BY LAWS	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
B-21-04	IT/Tech	PCBDDA Building Zoning Regulations and Guidelines	62%	5.18	23338	1 : 15	350,070



# Plot B-21-05

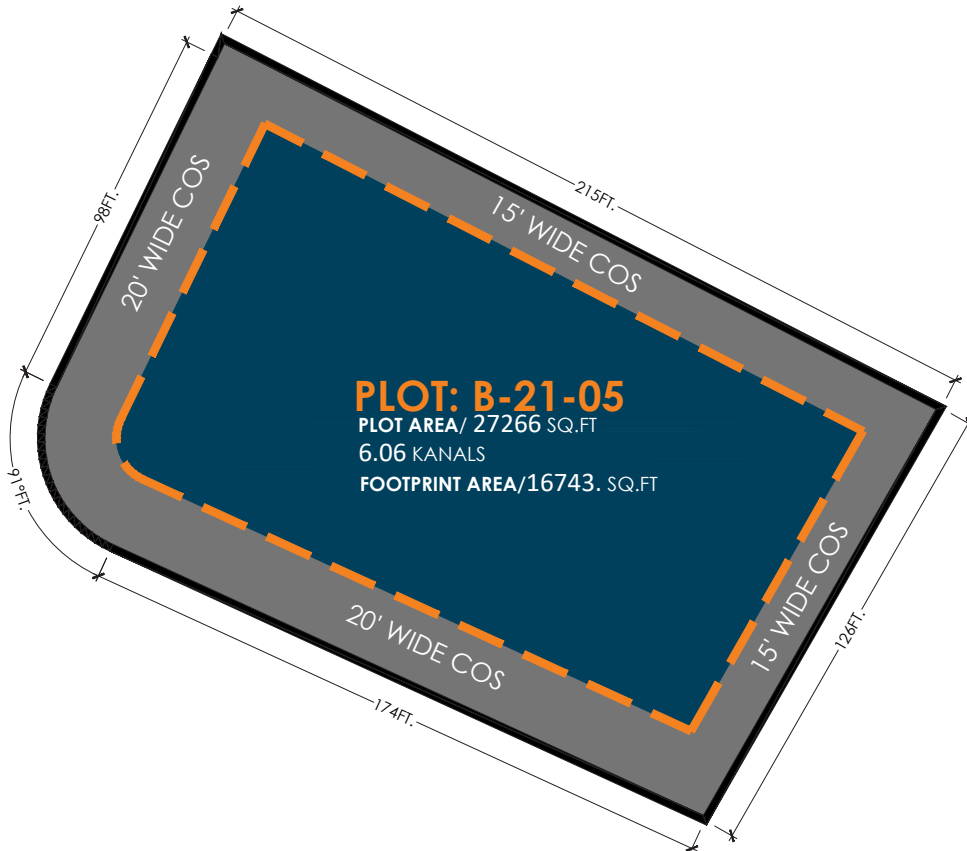


## B-21-05

- Accessed from DHA Ph VI, VII, and Bedian Road.
- IT/Tech Plot
- Building Character: As per guidelines
- Size: 6.06 Kanals

### PLOT CHARACTERISTICS

Plot Area = 27266 Sq.Ft  
Building Footprint = 16743 Sqft (59%)  
Built Up Area = 409,005 Sq.Ft  
Floor Area Ratio (FAR) = 1:15



### IT/Tech (6.05 KANALS)

PLOT ID	PLOT TYPE	PARKING BY LAWS	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
B-17-02	IT/Tech	PCBDDA Building Zoning Regulations and Guidelines	59%	6.06	27266	1 : 15	409,005

# Plot B-21-06

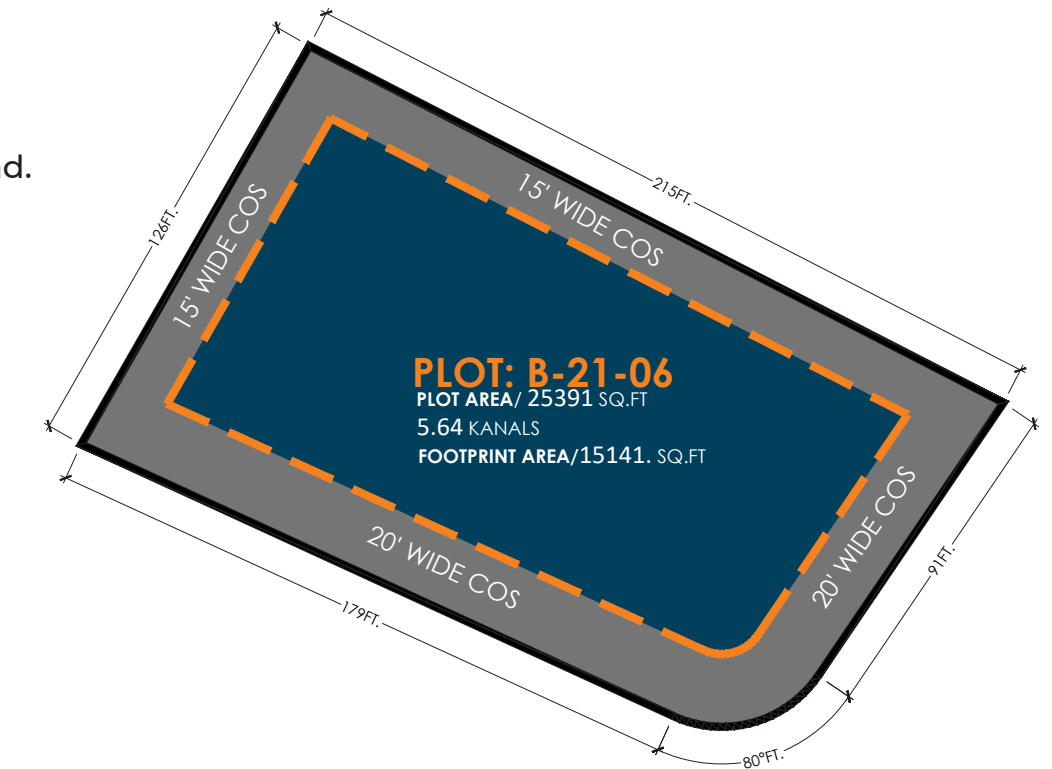


## B-21-06

- Accessed from DHA Ph VI, VII, and Bedian Road.
- IT/Tech Plot
- Building Character: As per guidelines
- Size: 5.64 Kanals

### PLOT CHARACTERISTICS

Plot Area = 25391 Sq.Ft  
Building Footprint = 15141 Sqft (57%)  
Built Up Area = 380,865 Sq.Ft  
Floor Area Ratio (FAR) = 1:15



### IT/Tech (5.64 KANALS)

PLOT ID	PLOT TYPE	PARKING BY LAWS	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
B-21-06	IT/Tech	PCBDDA Building Zoning Regulations and Guidelines	57%	5.44	25391	1 : 15	380,865



# Plot B-22-03

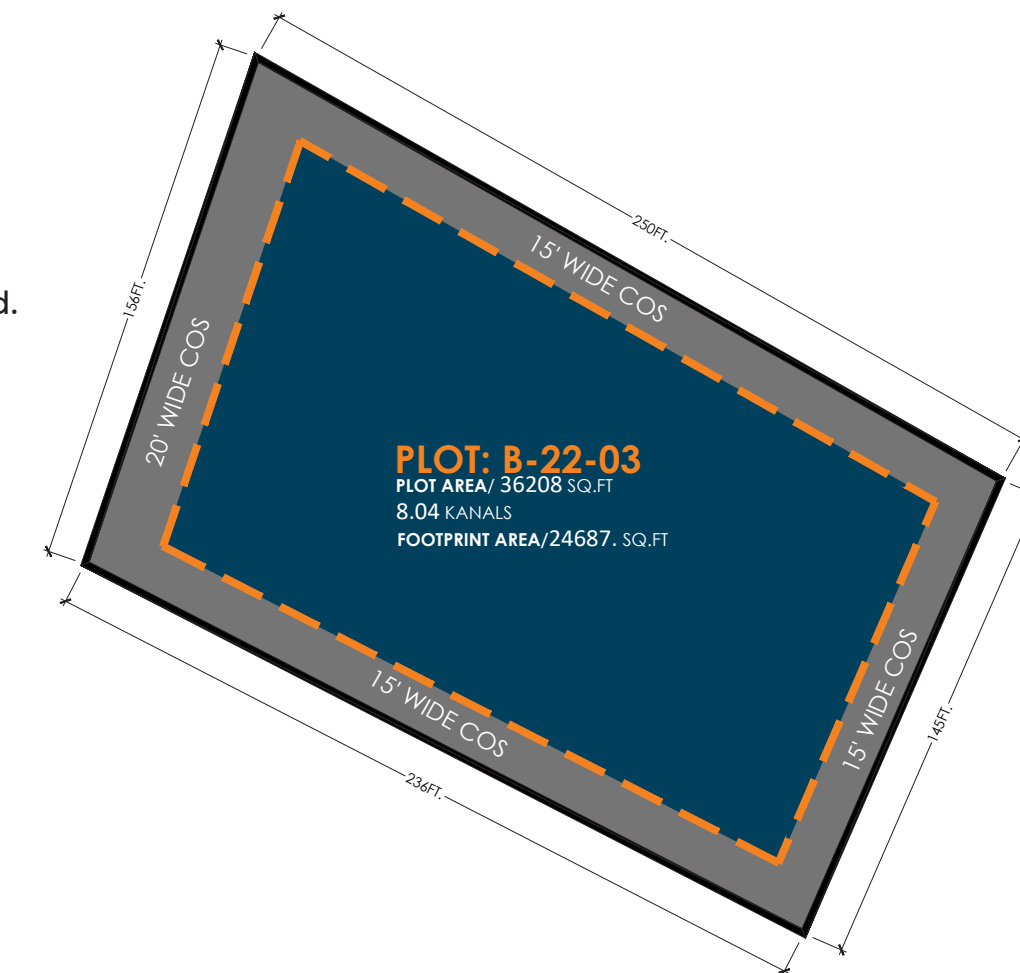


## B-22-03

- Accessed from DHA Ph VI, VII, and Bedian Road.
- IT/Tech Plot
- Building Character: As per guidelines
- Size: 8.04 Kanals
- High Rise

### PLOT CHARACTERISTICS

Plot Area = 36208 Sq.Ft  
 Building Footprint = 24687 Sqft (58%)  
 Built Up Area = 543,120 Sq.Ft  
 Floor Area Ratio (FAR) = 1:15



### IT/Tech (8.04 KANALS)

PLOT ID	PLOT TYPE	PARKING BY LAWS	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
B-22-03	IT/Tech	PCBDDA Building Zoning Regulations and Guidelines	58%	8.04	36208	1 : 15	543,120

# Plot B-22-04

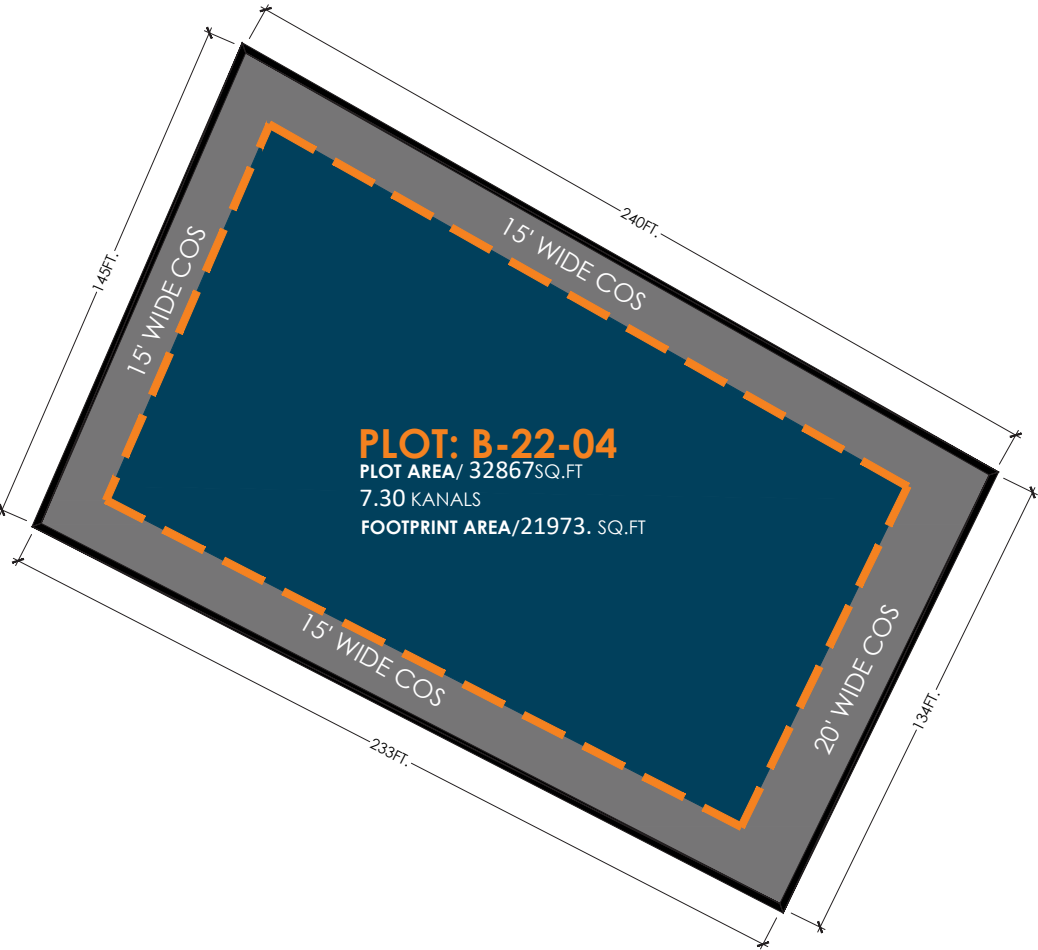


## B-22-04

- Accessed from DHA Ph VI, VII, and Bedian Road.
- IT/Tech Plot
- Building Character: As per guidelines
- Size: 7.30 Kanals
- High Rise

### PLOT CHARACTERISTICS

Plot Area = 32867 Sq.Ft  
Building Footprint = 21973 Sqft (51%)  
Built Up Area = 493,020 Sq.Ft  
Floor Area Ratio (FAR) = 1:15



### IT/Tech (7.03 KANALS)

PLOT ID	PLOT TYPE	PARKING BY LAWS	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
B-22-04	IT/Tech	PCBDDA Building Zoning Regulations and Guidelines	51%	7.30	32867	1 : 15	493,020



# Plot B-22-05

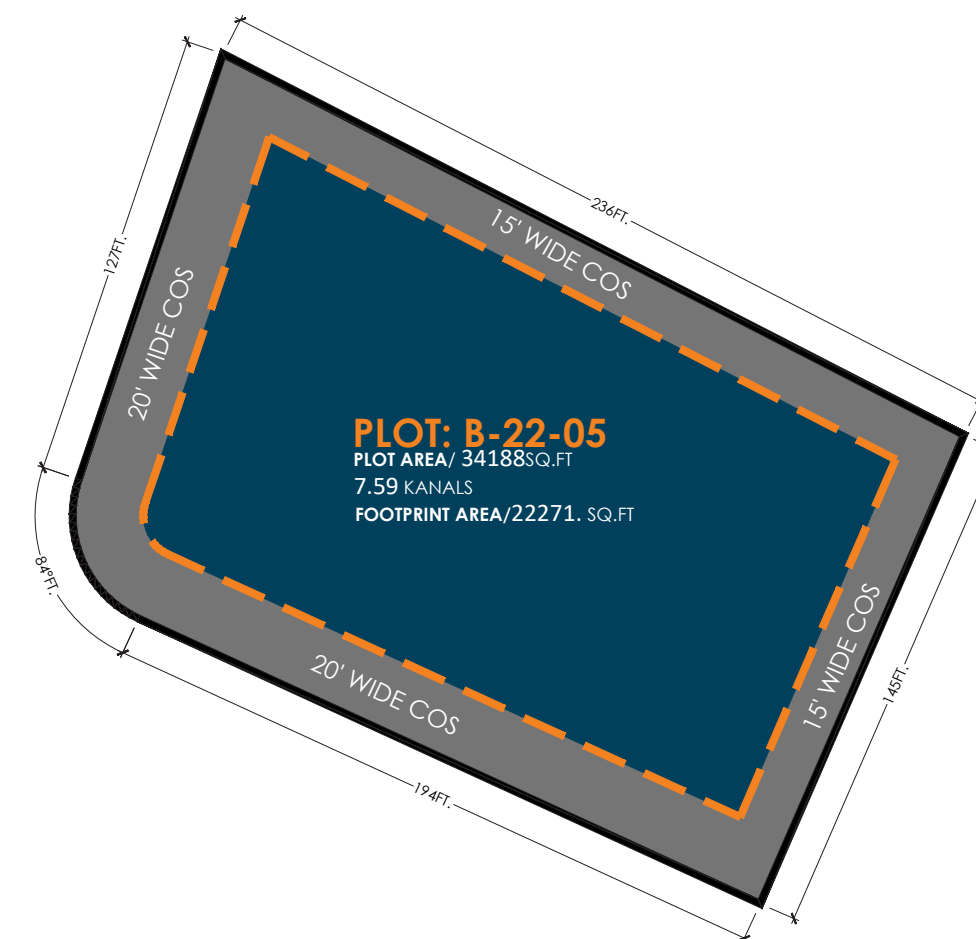


**B-22-05**

- Accessed from DHA Ph VI, VII, and Bedian Road.
- IT/Tech Plot                      ■ High Rise
- Building Character: As per guidelines
- Size: 7.59 Kanals

## PLOT CHARACTERISTICS

Plot Area = 34188 Sq.Ft  
Building Footprint = 22271 Sqft (57.7%)  
Built Up Area = 512,820 Sq.Ft  
Floor Area Ratio (FAR) = 1:15



## IT/Tech (7.59 KANALS)

Plot ID	Plot Type	Parking by Laws	Ground Coverage	Plot Area (Kanals)	Plot Area (Sft)	FAR	Gross Built Up Area (Sft)
B-22-05	IT/Tech	PCBDDA Building Zoning Regulations and Guidelines	57.6%	7.59	34188	1 : 15	512,820

# Plot B-23-04

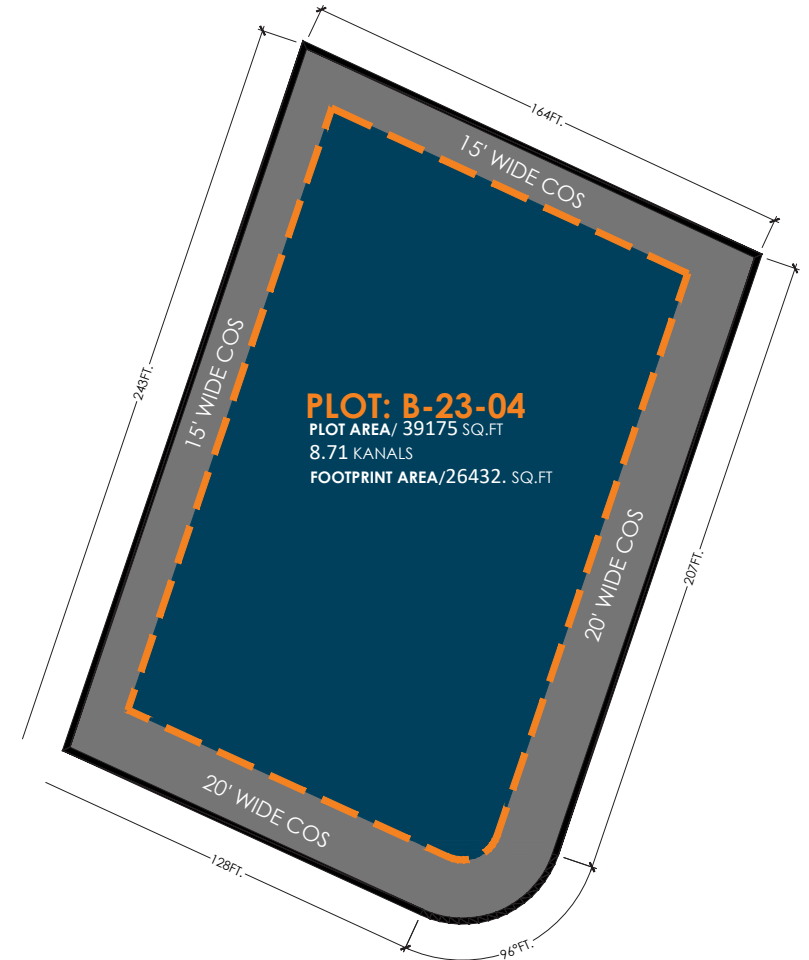


## B-23-04

- Accessed from DHA Ph VI, VII, and Bedian Road.
- IT/Tech Plot
- Building Character: As per guidelines
- Size: 8.70 Kanals

### PLOT CHARACTERISTICS

Plot Area = 24,730 Sq.Ft  
Building Footprint = 14,265.31 Sqft (57.6 %)  
Built Up Area = 470,100 Sq.Ft  
Floor Area Ratio (FAR) = 1:12



### IT/Tech (8.70 KANALS)

PLOT ID	PLOT TYPE	PARKING BY LAWS	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
B-23-04	IT/Tech	PCBDDA Building Zoning Regulations and Guidelines	57.6%	8.70	39175	1 : 12	470,100



# DEVELOPMENT CONTROL BY-LAWS

## **PLOT AREA:**

Total land area of the plot

## **ALLOWABLE USAGE:**

IT/Tech – is a type threads of innovation, collaboration, and dynamism. The designated area typically encompass a cluster of office spaces, research centers, and recreational facilities, all dedicated to fostering innovation and growth in the realm of information technology.

## **FAR (FLOOR AREA RATIO):**

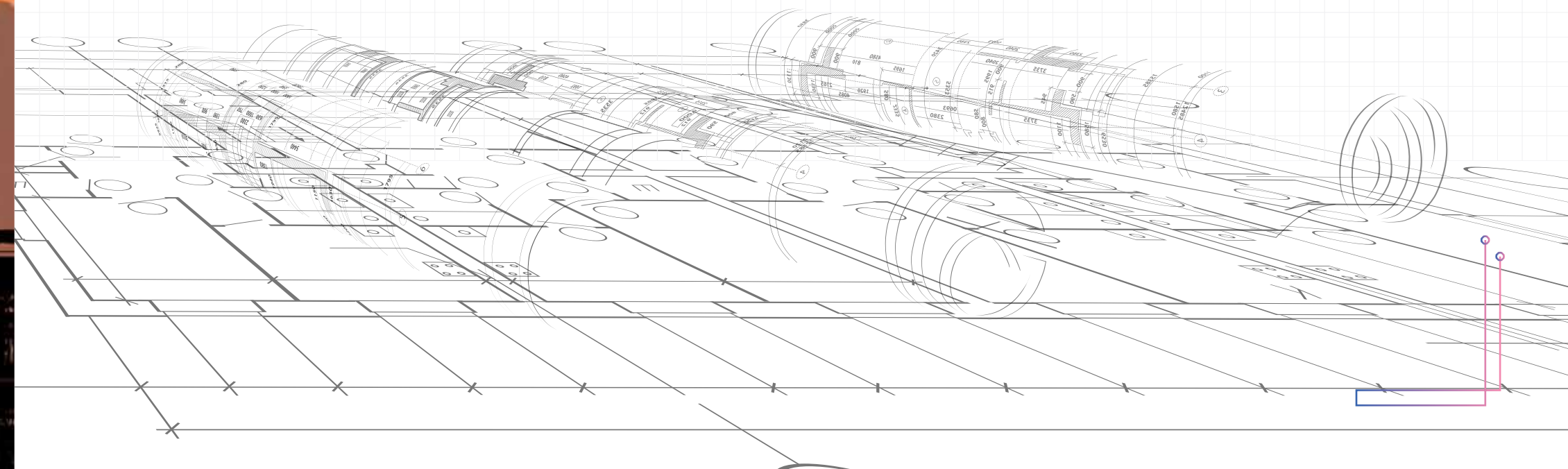
is the ratio of a building's total floor area to the size of the piece of land upon which it is built.

## **COS (Compulsory Open Space):**

the minimum open space permitted and approved to be kept as such while constructing a building or buildings by the local Planning Authority, herein as PCBDDA.

## **BUA (Built Up Area):**

Service area, ducts , life shafts, emergency stair cases wells , basement and podium car parking ,service floors within the building envelope will not be included in the FAR built up area.





# DESIGN GUIDELINES & MAIN BY-LAWS



## DESIGN REGULATIONS

### IT/Tech

The designated area typically encompass a cluster of office spaces, research centers, and recreational facilities, all dedicated to fostering innovation and growth in the realm of information technology.

### COS (Setback)

- As specified in the plot dynamics.
- COS can be used for parallel parking services access, roads, drop offs, fire hydrant and land scape.

### BUA (Built Up Area)

- Service floors/area, utility riser/ducts, lift shafts, basement parking and podium parking, within the building envelope will not be included in the built up area as per FAR.
- Balcony projections enclosed by three sides (semi covered) will be included in the build up area as per FAR.

## HEIGHT REGULATION

- This document suggests the maximum height at 420 ft. as per design probabilities.
- Minimum height will be determined by maximum ground coverage permitted by the COS/set-backs.

## DENSITY REGULATION

- The area density of this plot is defined with fixed FAR and total gross built up area permitted.
- The plot coverage and usage is flexible.

### CAR PARKING

The parking arrangements as defined in prevailing PCBDDA building regulations will be applicable. In general 1 car for 1000 sq.ft. of carpet area must be provided.

### EDGE CONDITION

Building plots facing the main road must create a sharply defined soft landscape/green edge perimeter of the plot boundaries.



# ARCHITECTURAL GUIDELINES

Facades give you the first impression of a building. They expose the uniqueness of the particular building as well as being part of a larger context with the neighboring building facades in the cityscape of Walton CBD. You are able to see the facades from a plane, or helicopter, or passing by in high speed in a car or arriving by foot. All scales should be taken into careful consideration in the architectural process in order to create an impressive and well-functioning project.

Architectural treatment of buildings includes form, materials, colors, transparency and shading varied in respect to orientation to enhance energy saving opportunities. A sustainable design approach towards ecological balance and green architecture is encouraged.

As each facade contributes to the overall context, it is suggested to blend colors and local/international materials with modern interventions, shading devices being part of envisaging exuberant architecture.

The use and special requirements of facades for each building will influence the architecture of your building, hence, creating a vibrant CBD.

## Function

- Clear hierarchy in relation to the functions located on the lower level
- The function of the lower level should relate to the building position.

## Materials

- The materials of the lower level facade should relate to the building position. See material section.

## Transparency

- The transparency of the lower level facade should relate to the building position and function. See transparency section.

## Shading

- The shading and covering of the lower level should relate to the building position and function. See shading section.

## Accessibility

- The preferred main entrances on lower level should relate to the building position and function. See accessibility section.



# BUILDING FACADES SAMPLES





## PAYMENT PLAN

Price Per Kanal: PKR 120,000,000/-			
PAYMENT SCHEDULE		% OF SALE PRICE	FREQUENCY
YEAR 1	Down Payment	20%	Bi-Annual
	Instalment 2	10%	
YEAR 2	Instalment 1	10%	Bi-Annual
	Instalment 2	10%	
YEAR 3	Instalment 1	10%	Bi-Annual
	Instalment 2	10%	
YEAR 4	Instalment 1	7.50%	Bi-Annual
	Instalment 2	7.50%	
YEAR 5	Instalment 1	7.50%	Bi-Annual
	Instalment 2	7.50%	



# BOOKING REGISTRATION FORM

**Legal Status** ☐ Individual ☐ Firm / AOP ☐ Company

### Name and Contact Details

Mr. / Ms. / Mrs.

Address: \_\_\_\_\_

CNIC No.										
Mobile Number:			-							

Email: \_\_\_\_\_

## 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): \_\_\_\_\_

**Preferred Plot:**

<input type="checkbox"/>	B-16-02	<input type="checkbox"/>	B-17-03	<input type="checkbox"/>	B-17-04
<input type="checkbox"/>	B-19-02	<input type="checkbox"/>	B-21-03	<input type="checkbox"/>	B-21-04
<input type="checkbox"/>	B-21-05	<input type="checkbox"/>	B-21-06	<input type="checkbox"/>	B-22-03
<input type="checkbox"/>	B-22-04	<input type="checkbox"/>	B-22-05	<input type="checkbox"/>	B-23-04

## Amount Payable

(PKR 150,000/- per plot registration fee):

Payment Challan No. \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ (Page-1)



BOOKING REGISTRATION FORM

PCBDDA reserves the right to reject applications with incomplete or inaccurate information.

Separate deposit slip shall be used for each booking. For online payments, pay the fee for each application separately.

One booking form shall be used by one applicant.

**Other Terms & Conditions:**

Terms and conditions will be provided through Provisional Booking Confirmation Letter after the booking is confirmed.

Applicants may seek approval of marketing and construction plans on payment of 20% of the sale price within 1 year.

Provisional Demarcation plan shall be given at 20% of plot price payment.

DECLARATION

- I agree to pay the unit price, development charges, government taxes/duties, and any applicable surcharges on time as per PCBDDA's demand notices.
- I acknowledge that plot allocation is subject to first come first served basis.
- I agree to pay all dues demanded by PCBDDA and government-levied taxes/duties.
- I undertake to abide by all applicable laws/rules/regulations of PCBDDA for property owners or members, including any amendments.
- I agree to inform PCBDDA of any changes to the details provided in the booking form.
- I confirm that you have read and understood the particulars, terms & conditions, and declarations, and agree to abide by them.
- By signing the booking form, you acknowledge that you will comply with all PCBDDA rules, regulations, applicable laws, by-laws, and directives regarding the allotted unit. Failure to do so may result in fines, cancellation of allotment, or other penalties imposed by PCBDDA.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

FOR MORE DETAILS AND ANY QUERY, PLEASE CONTACT

Faran Sadiq (Assistant Director RS & CS, PCBDDA)

Mb: +92 300 0390 905

Email: faran.sadiq@cbdpunjab.gov.pk

Attachments:

- ☐ 1 x CNIC photocopy of the applicant (front and back)
- ☐ Proof of payment
- ☐ Duly filled booking form

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Thumb Impression: \_\_\_\_\_

Details of Real Estate Agent (if any)

NAME: \_\_\_\_\_ SIGN & STAMP (APPLICANT): \_\_\_\_\_

REGISTRATION NO. \_\_\_\_\_ SIGN & STAMP (AGENT): \_\_\_\_\_

Terms & Conditions

Eligibility/Qualification Criteria/T&C:

- This registration is open to all Pakistani nationals, residing in Pakistan or abroad. Companies/ firms and societies registered in Pakistan under the relevant laws can also participate. Foreign nationals and companies may apply for registration subject to fulfillment of the terms and conditions provided in this form and applicable laws.
- Applicants must be registered with the Federal and Provincial Tax Authorities as per prevailing regulations. (Locally registered companies need a valid Income Tax Number (NTN). Foreign bidders need registration with their home country's tax authority.)

Registration Process:

- A non-refundable registration fee of **PKR 150,000/-** applies per plot.
- Submit the fee to Allied Bank Limited (Islamic) account titled **"Punjab Central Business District Development Authority"** with Account No: **0020087137770021** and IBAN: **PK96ABPA0020087137770021**.
- Upload the payment proof and email it to [bd.team@cbdpunjab.gov.pk](mailto:bd.team@cbdpunjab.gov.pk). You can also submit the hardcopy proof at Punjab Central Business District Development Authority (PCBDDA), CBD Complex (Ex Walton Airport) Lt (Navy), Yasir Shaheed Road, Lahore.
- Keep a copy of your deposit slip/payment proof for booking purposes.

Applicant Responsibilities:

- You are solely responsible for the accuracy of the information provided in the booking form.
- Providing false or incomplete information may lead to penalties.

Allotment of Plot:

- Plot allocation will be determined through first come first served basis. However, in case more than one application are received for a particular plot, balloting will be carried out by the Authority for the same plot.

General Conditions:

- Notify PCBDDA immediately of any changes in address, CNIC, or contact details.



