

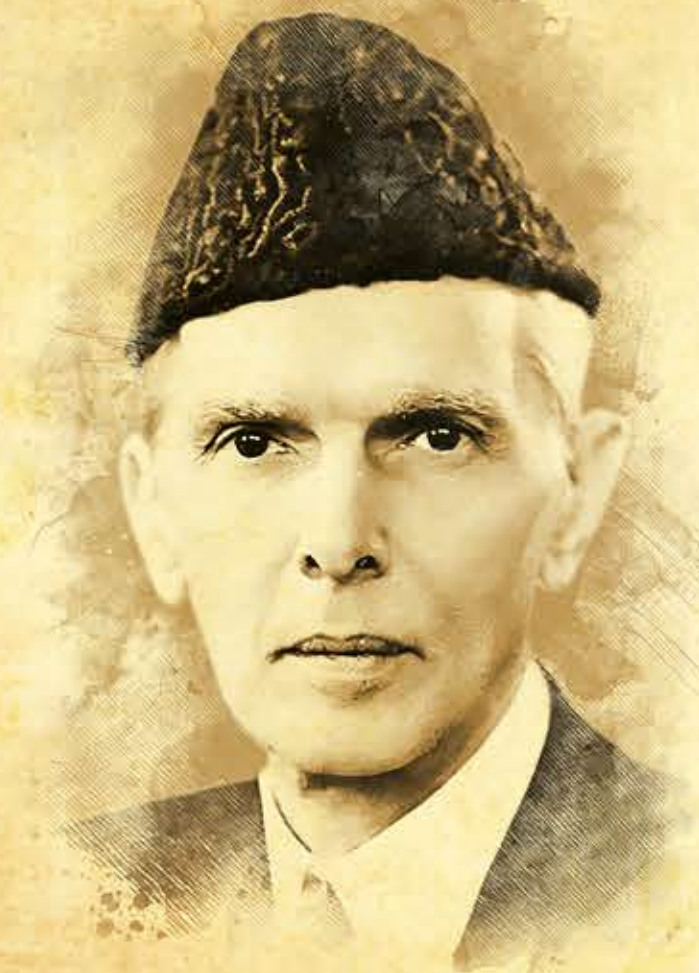
THE SPIRIT OF OPPORTUNITY



Punjab Central Business
District Development Authority (PCBDDA)

60-A, Garden Block, Garden Town, Lahore, Pakistan | Tel: 042-99058100
Email: info@cbdpunjab.gov.pk | Website: www.cbdpunjab.gov.pk





"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

Quaid-e-Azam



PUNJAB

A Hub of Unparallel Opportunities



Punjab is the most heavily populated province of Pakistan, the 5th most populous country in the world. Over the last 20 years, Lahore, the capital city of Punjab, has grown exponentially in the development and economic sectors. Due to such an explosive growth, the real estate market in Lahore has also witnessed an unprecedented boom; contributed by both the business expansion and the migration of citizens to Lahore for a better living. Out of the 220 million population of Pakistan, 60% is under the age of 35, representing a significant potential business target market. With such an ideal and lucrative audience, international businesses have a great opportunity to attract customers with lubricative purchasing power and reap the rewards.



In light of all these elements, Punjab is a region rich in potential and the spirit of limitless prospects. With its international-level infrastructure laced with the latest technology, unparalleled business opportunities, and strategic location, Central Business District Punjab serves as a SPIRIT OF OPPORTUNITY to become the economic and cultural heart of Punjab.





THE PROVINCE OF PUNJAB Driving a Change



In the past, a significant challenge faced by foreign high-end brands to establish their businesses in our country was the lack of available infrastructural resources within the cities. The city of Lahore, despite being the capital of the Punjab province, needed more avenues for the projectability of international brands, in order to help them function and develop economically.

Serving as a catalyst for change and reform, CBD Punjab started from the ground up with monumental development in the country. Being on a mission to provide world-class amenities, international-level infrastructure and a hub of economic prosperity, CBD Punjab now confidently offers international brands to establish their base in our diverse and flavorful markets, and take advantage of this prosperous and a promising opportunity.

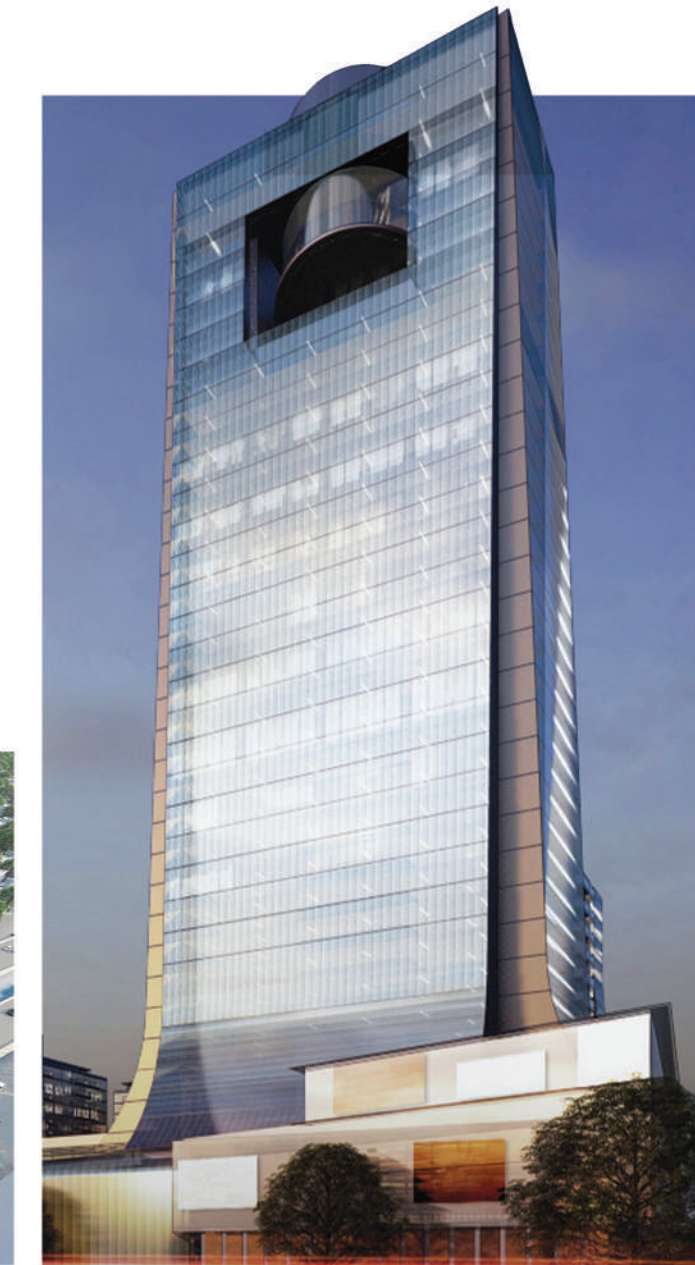
With CBD Punjab, challenges of infrastructure and limitation of resources is now a relic of the past.





CBD PUNJAB

Pioneer of Vertical Excellence
in Pakistan



The government-backed authority of Central Business District Punjab, most commonly known as CBD Punjab, is established under the LCBDPA Act of Parliament 2021, which was revised to PCBDDA in 2022.

The Authority, presently known as the Punjab Central Business District Development Authority, is the forerunner of Pakistan's business districts the pioneer district of which was titled 'Quaid District'.

The Authority aims to put Pakistan on the map of Global Business Districts with the World's Youngest & Pakistan's First Central Business District.

The district comprises of 5 general zones.

- Commercial Zone
- Digital District
- Residential District
- Entertainment
- Government Zone

CBD Punjab is also crowned as Pakistan's first LEED-certified mega-project. The project is based on walkable urbanism and vertical expansion with mega high-rise development focusing on modernism and eco-friendly hubs to promote green sustainability with the vision of preserving the heritage at its core.

By being affiliated with over 70 allied industries from inception to completion of the project, CBD Punjab is opening doors to an unprecedented amount of job opportunities and economic development

**Reforming the Skyline of Punjab
and Rising Beyond Expectations
because,
The Future is NOW!**





C B D

B a b D i s t r i c t

The location has enormous historical significance for both Pakistan and Punjab. In the center of Lahore, CBD Bab District stretches across a remarkable 118 acres of magnificent land.

The Bab-e-Pakistan monument is now undergoing renovation, and CBD Punjab is preparing to build a modern museum, a retail sector and a healthcare district around it.

This massive project incorporates the ideas of excellent urban design, mix-use high-rises, sustainability, quality of life, walkability, and branded residences.

The project's goal is to build a central axis between the new commercial zone with the existing Bab-e-Pakistan building. It will continue through the entire estate, connecting to the surrounding pattern.

In a similar manner, by orienting the development towards the street and putting forth complementing uses, it will link with the two major roadways. On both sides of the site, there are further suggested subsidiary nodes.

Bab, originally meaning door, resonates well with CBD Punjab's vision to serve as a door to new opportunities and the prosperous future of Punjab.



C B D

Q u a i d D i s t r i c t

Spreading over 178 acres, CBD Quaid District is located on the old Walton Airport. Crowning the pioneer district with the name of the first leader of Pakistan, 'The Quaid,' is a tribute to the landing of Quaid-e-Azam Muhammad Ali Jinnah on the land of Pakistan for the first time after the country's inception.

CBD Quaid District is a leader and a pioneer in the economic development of Punjab, the first Central Business District of Pakistan does justice to the term Quaid.

The district is home to a mix-use commercial hub, branded retail district, digital district, hospitality district, and the tallest skyscraper in Punjab, just to name a few. With so many more avenues to open up in the Quaid District, CBD Punjab is ready to revolutionize the economic landscape of the Country.

CBD Faisalabad Chapter



After the momentous success of Quaid District and Bab District in Lahore, CBD Punjab is all set to celebrate another victory by opening a new chapter of progress in Faisalabad with:

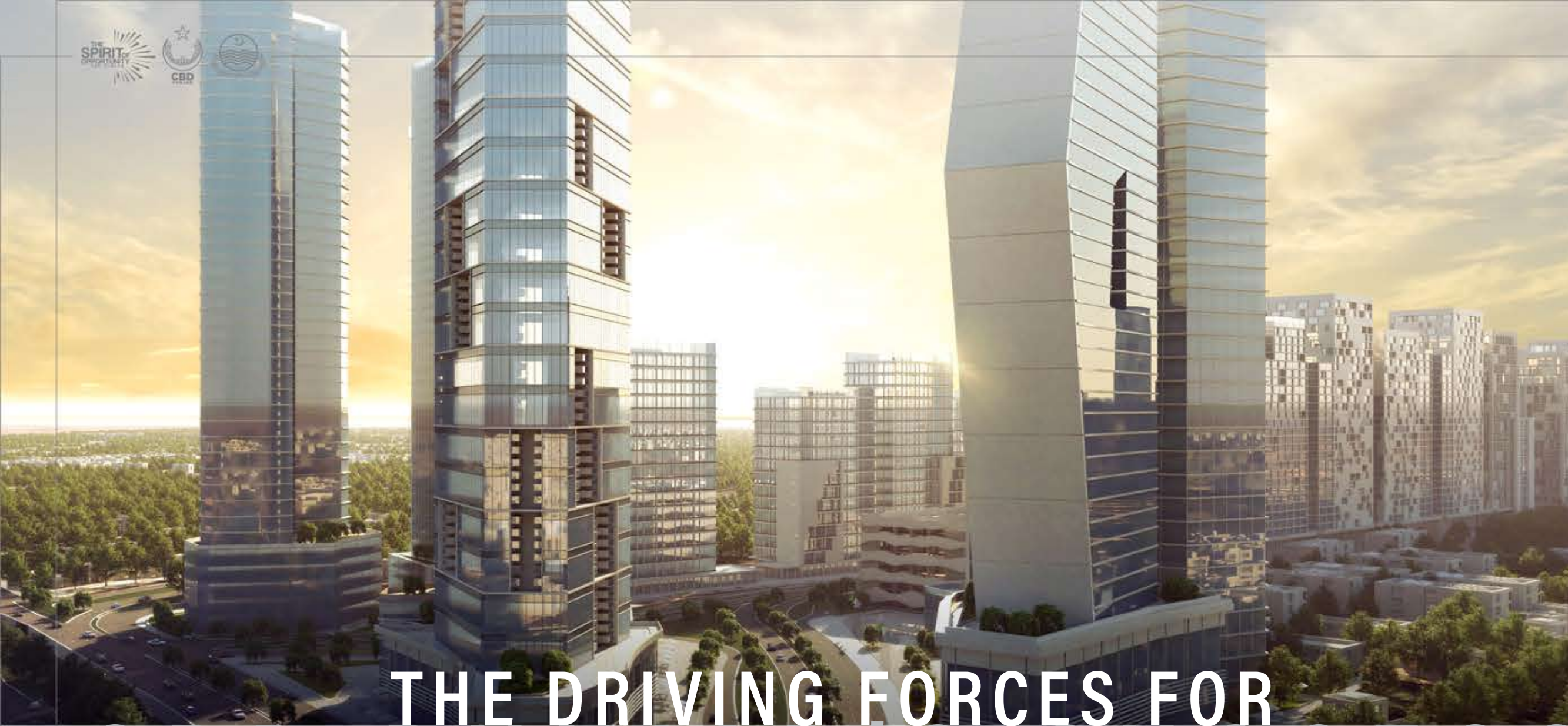
- Massive industrial establishment
- World-class business & expo facilities
- Modern infrastructure
- Leading-edge medical facility
- First-of-its-kind-knowledge park
- Next generation IT park

To create a new era of economic development.

Because, the Future is NOW!

FAISALABAD

Where CBD Punjab is Ready
to Open a New Chapter
of Progress



THE DRIVING FORCES FOR CBD PUNJAB'S SUCCESS

Among many other factors that lead to the success of any project, the key force for the unprecedented success of CBD Punjab's ultimate triumph success

ARE THE PEOPLE!

The success of a project can often be determined by the response of the people it is intended to serve or benefit. Our two successful Grand Open Auctions of 'Lahore Prime' and 'Lahore Downtown' are a testament to CBD Punjab's groundbreaking success.



LAHORE PRIME

Auction of Lahore Prime

CBD Punjab is delighted to provide a one-of-a-kind opportunity for businesses to acquire land on a "buy-to-build" basis. A once-in-a-lifetime opportunity to construct distinctive high-rise skyscrapers, mixed-use complexes, banks, hotels, or corporate centers.

Lahore Prime is a government-backed project by CBD Punjab that consists of 5 commercial sites near Kalma Chowk Ferozpur Road, Main Boulevard, Gulberg, Lahore.

Lahore Prime is a world-class business opportunity with the vision and ability to boost 21st-century

businesses nationally and internationally. It is masterfully planned in the heart of the bustling Financial District and features a top commercial attraction that can transform any location into an idyllic growth opportunity.

On September 7th, 2021, Lahore Prime, the City's Crown, was sold at an open auction of 5 mix-use commercial plots, raising an unprecedented total of PKR 21.59 billion.

The first section of the CBD Punjab Site included plots ranging from 10 to 18 Kanals, ideally located in the heart of Lahore, attracting top-tier investments, businesses, and mega high-rise development in the hub of the bustling city.



Auction of Lahore Downtown



Lahore Downtown is a Government of Punjab-backed project via the Punjab Central Business District Development Authority (also known as CBD Punjab). CBD Punjab contributes to Pakistan's innovative and cutting-edge urbanization and has therefore pooled resources to create a corporate community like no other in the country or region.

As part of Lahore's first Central Business District on par with others across the world, Lahore Downtown is a vision of cutting-edge amenities, sustainable operations, and advantageous by-laws.

To commemorate the triumph of the first auction, CBD Punjab put up seven mixed-use commercial complexes in Lahore Downtown for auction in early 2022.

CBD Punjab had another successful open auction on March 10th, 2022, smashing previous land auction records with a startling PKR 34.89 billion earned and the highest number of offers for commercial property in Punjab.



OUR EXPANSION

FROM ONE CITY'S CENTRAL BUSINESS DISTRICT TO A PROVINCIAL AUTHORITY - OUR VELOCITY OF GROWTH

The massive success of these two open auctions encouraged Lahore Central Business District Development Authority (LCBDDA) to expand its horizons to other cities of Punjab as well. The expansion increased activity across Punjab on various business models that are genuinely innovative to Pakistan to reshape the economic landscape of Punjab.

Turning its vision into reality, LCBDDA, now known as Punjab Central Business District Development Authority (PCBDDA), is ready to make its mark in other metropolis cities to increase business activity across Punjab on various business models that are truly innovative for reshaping the economic landscape because the future moves all across Punjab.



CBD Punjab – Diverse Range of Opportunities

Punjab's terrain is the most fertile and rich in Pakistan. As Pakistan's cultural, economic, and historical hub, the alluvial region of Punjab provides limitless opportunities for individuals to discover their potential and prosper.

With the same vision to be the hub and the center point of opportunities, CBD Punjab is opening up its doors for both national and international businesses by introducing multiple futuristic projects aiming to reach the sky.



Nurtures entrepreneurship

A place where startups are encouraged, and a welcome space for top brands from all walks of life to set up their corporate offices.



Tallest Skyscraper of Punjab

Tallest Skyscraper of Punjab
With an approved build height of 750 ft., Sirius will connect the land to the stars.



Luxury Branded Residence

With high-end and exclusive residences equipped with all the luxurious amenities you can think of, CBD Punjab is ready to take the luxury living experience to a whole new level.



Healthcare District

The best name to be in the Medical Sector equipped with a state-of-the-art Medical Facility, that resonates with the biggest Medical Institutions of the world.



Retail District

A launchpad for all international retail brands that have yet to arrive in Pakistan, as well as the city's central point for all high-end retail shopping needs.





SIRIUS

TALLEST. BRIGHTEST. SMARTEST

TALLEST | BRIGHTEST | SMARTEST



SIRIUS

THE SHINING STAR OF PUNJAB

Towering over the city with a magnificent height of 750 ft, Sirius is the brightest star in the sky of Punjab. Established in the heart of CBD Punjab, Sirius is designed to be an architectural marvel and an identity of Pakistan's vision of reaching for the skies.

Spreading over an area of 24 Kanals, Sirius, the tallest skyscraper of Punjab, is the most lucrative real estate investment with Pakistan's highest-valued REIT (Real Estate Investment Trust).

Sirius is not only an architectural identity for the city but also offers a new realm to citizens as a vibrant city center. This mix-use multi-floor gigantic building has so much to offer, with plenty of space for restaurants, shopping, or work; Sirius is planned to be a world of its own. Sirius also supports luxury living; it is not just a business place but also includes designated space for apartments and communities.

With its strategic location, modern architecture, and international-level amenities, Sirius promises to connect the land to the stars.



SIRIUS

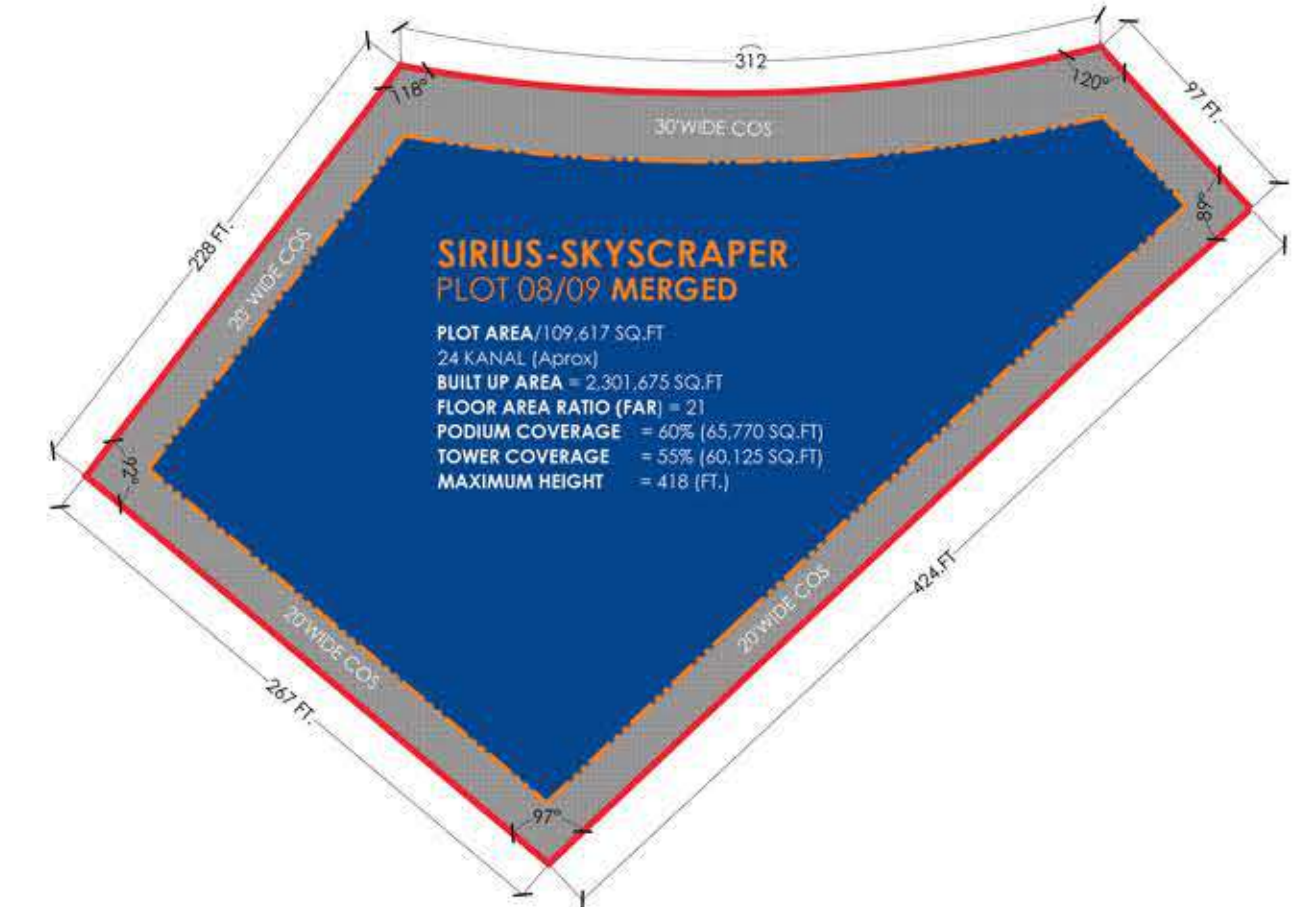
Accessed from Main Boulevard Gulberg, Lahore
 Mixed use / Skyscraper
 High Rise
 Building Character: As per guidelines
 Size: 24 Kanal

Plot Area = 109,617 Sq.Ft
 Podium Coverage = 60% (65,770 Sq.Ft)
 Tower Coverage = 55% (60,125 Sq.Ft)
 Built Up Area = 2,301,675 Sq.Ft
 Floor Area Ratio (FAR)= 1:21



DEVELOPMENT CONTROL BY-LAWS

Plot Area: total land area of the plot
Allowable Usage: MIX USE - is a type that blends residential, commercial, cultural, institutional, or entertainment spaces under one envelope, all functions integrating with each other.
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.



PARCEL ID	PLOTS	PARCEL TYPE	PARKING BY LAW	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
1-8&9	SIRIUS	MIX USE/ SKYSCRAPER	As defined in PCBDDA building Regulations -2021	60%	24	109,617	1:21	2,301,675



DESIGN GUIDELINES

DESIGN REGULATIONS

MIX-USE/SKYSCRAPER

Mix Use is a type that blends residential, commercial, cultural, institutional, or entertainment spaces under one envelope, all functions integrating with each other

COS (Setback)

- All buildings that are facing main roads must therefore be have 30 ft of set back from plot line out of which 10 ft is reserved for the public services and fire protection area. and 20 ft COS from the sides plot boundary and/or as defined in the prevailing PCBDDA building regulations.
- 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.
- Balcony projections enclosed by two sides up to 4 feet will not be included in the FAR build up area.

HEIGHT REGULATION

- This document suggests the maximum height at 418 ft. as per design probabilities.
- The allowable height of this area as per Civil Aviation Authority is 750 ft.
- Minimum height will be determined by maximum ground coverage permitted by the COS/set-backs.

DESIGN REGULATIONS

- 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.
- The area defined for basements of this plot will be followed as provided by the Authority.

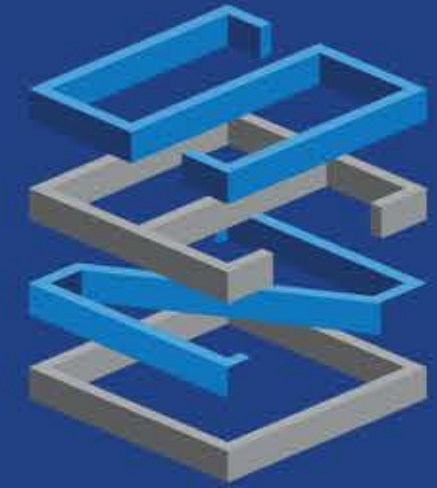
Car Parking

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





SANNO

THE HUB OF MEDICAL INNOVATION



MEDICAL FACILITY



With technologies like IoT, artificial intelligence, automation, virtual reality and digital innovation penetrating in every sector of urban lifestyle, the healthcare industry is no exception.

The health district of CBD Punjab, SANNO, is ready to become the first-of-its-kind and the largest urban medical district of the city. In its literal translation, SANNO means healing, cure, or repair. With an objective of architecting a connected region by placing people at the center of purpose, SANNO is planned to become the national hub for medicine and innovation. Spreading over acres and acres of land, the district will be a concentration of hospitals, medical research facilities, labs and a biotechnology incubator to provide medical care in all sectors of life.

Beyond that, CBD Punjab's health district is all set to be a state-of-the-art teaching facility dedicated to producing top leaders in the field of medicine, who are medical specialists equipped with medical knowledge from primary health care to advanced procedures and surgeries.



SANO

Accessed from Main Walton Road, Lahore
High-Rise
Building Character: As per guidelines
Size: 40 Kanal

PLOT CHARACTERISTICS

Plot Area = 180,156 (Sq.Ft.)
Podium Coverage = 50% (90,078 Sq.Ft.)
Built Up Area (BUA) = 720,624 Sq.Ft.
Floor Area Ratio (FAR) = 1:04



DEVELOPMENT CONTROL BY-LAWS

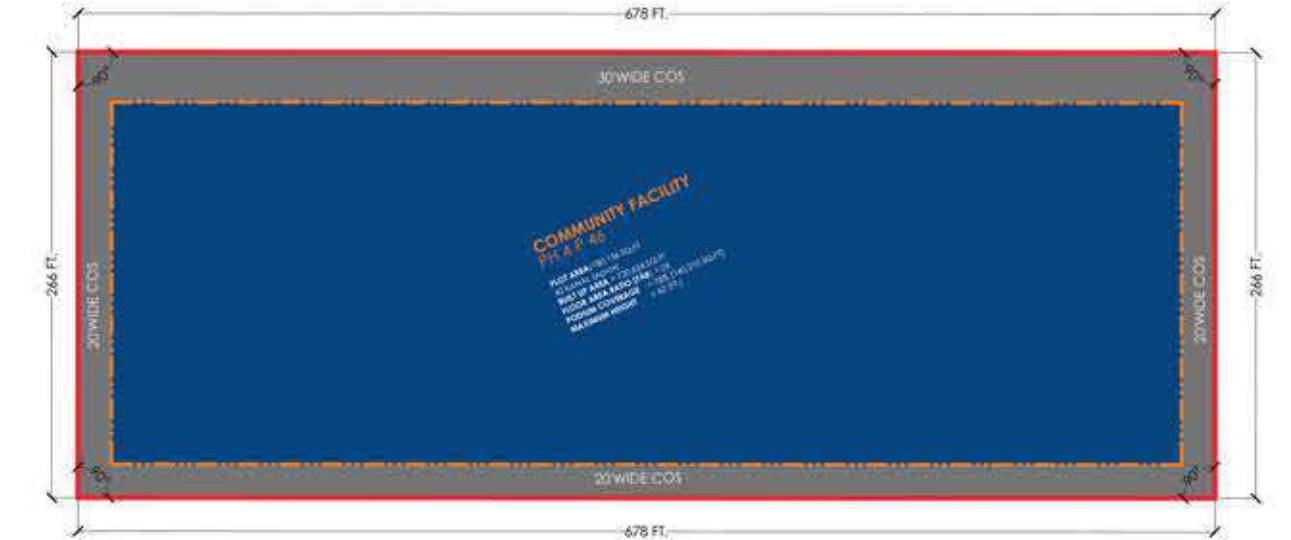
Plot Area: total land area of the plot

Allowable Usage: COMMUNITY FACILITY-means a building or place which may provide for the physical, social, cultural or intellectual development or welfare of the local community.

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.



PARCEL ID	PLOTS	PARCEL TYPE	PARKING BY LAW	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
4-46	HOSPITAL	COMMUNITY FACILITY	As defined in PCBDDA building Regulations -2021	50%	40	180,156	1:04	720,624



DESIGN GUIDELINES

DESIGN REGULATIONS

COMMUNITY FACILITY

COMMUNITY FACILITY-means a building or place which may provide for the physical, social, cultural or intellectual development or welfare of the local community.

COS (Setback)

- All buildings that are facing main roads must therefore be have 30 ft of set back from plot line out of which 10 ft is reserved for the public services and fire protection area. and 20 ft COS from the sides plot boundary and/or as defined in the prevailing PCBDDA building regulations.
- 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.
- Balcony projections enclosed by two sides up to 4 feet will not be included in the FAR build up area.

Height Regulation

- This document suggests the maximum height at 77 ft. as per design probabilities.
- The allowable height of this area as per Civil Aviation Authority is 384 ft.
- 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.
- The area defined for basements of this plot will be followed as provided by the Authority.

Car Parking

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



THE
RUNWAY

THE LAUNCHPAD FOR INTERNATIONAL BRANDS

10 Plots ■ Accessed from Main Walton Road, Lahore
■ Retail
■ Building Character: As per guidelines.

Hey Apple, come take a bite

An estimated 976,800 smartphone users in Pakistan have an iPhone. 15,096,400 smartphone users in Pakistan could use a little motivation.

CAN YOU CONVINCE THIS TOUGH FAT BOY TO LIVE YOUR LEGEND?

If yes, then **other 53%** of Pakistanis on two wheels can easily be convinced too.

You have got enough Room to Play in the Pakistani Market

As 64.7% of Pakistanis want to experience Happy Sleep

Central Business District PUNJAB

How can *kremé* be *krispy*?

COME AND PROVE IT TO US!
As millions of Pakistanis with the sweet tooth can't wait for you to clear the confusion.

A SPECTRUM OF OPPORTUNITIES

You claim to #SpreadTheCheer

Then Why Miss Out Pakistan? As 220 million Pakistani's can't wait to get their names misspelled.

Love Your Curves?

Why Don't You Love Ours Too!

109 million Pakistani women are waiting to celebrate body positivity.

IS READY TO EMBRACE YOU

Here, Future's Bright, Future's Virgin.

ARE YOU READY TO BE MOVED?

Come and Make a Difference for 220 million Pakistanis.

CBD Punjab Invest money. Live better.

We've added a **DEAL** in the cart for you. Come Check Out!

COMMERCIAL

CBD Punjab's retail area, crowned 'The Runway,' is one of the visionary projects constructed at Central Business District Punjab. The retail district is located right in the heart of Lahore and is envisioned as an architectural marvel and home to various high-end international brands.

Stretched over a long strip on the Walton site, expanding on 10 plots of an average 6 Kanals each, the Runway is a launch pad and a platform for all the luxurious and high-end brands to expand their horizons. It is opening doors for top-notch international brands to set foot in a new land and is inviting them to grab this exciting opportunity to invest in a place that is ready to meet the standard of international markets.

With 'The Runway,' CBD Punjab is providing an unprecedented opportunity in the land of five rivers. 'The Runway' is an open challenge for all international brands to come and make their mark in a land where they have a market of 220 million people to judge and critique their products and services.

So, bring your cafés, restaurants, luxury designer stores, apparel, electronics, technology and whatnot because we are waiting for your flights to land on our Runway.

Being an architectural marvel, The Runway is ready to facilitate brands with world-class infrastructure and top of the line amenities.

WE ARE EXCITED TO SEE YOU LAND ON OUR RUNWAY!



PLOT 1 CHARACTERISTICS

PLOT AREA	= 28,038 (SQ.FT)
PODIUM COVERAGE	= 35% (9,813 SQ.FT)
TOWER COVERAGE	= 35% (9,813 SQ.FT)
BUILT UP AREA (BUA)	= 39,254 SQ.FT
FLOOR AREA RATIO (FAR)	= 1:01

DEVELOPMENT CONTROL BY-LAWS

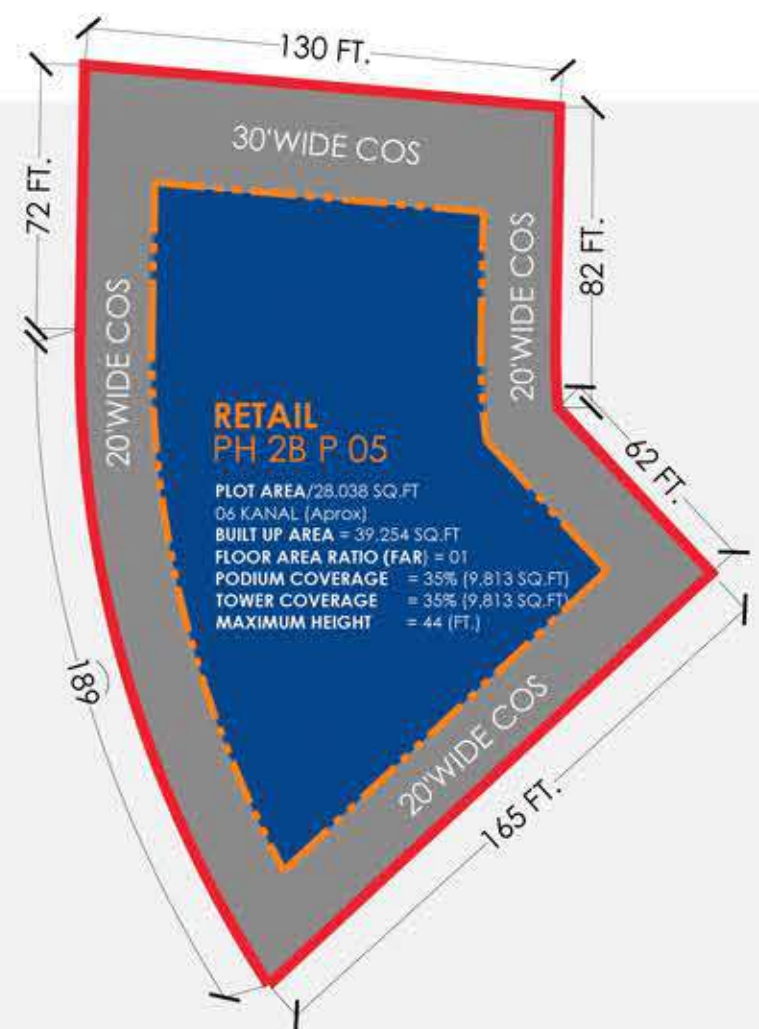
Plot Area: total land area of the plot

Allowable Usage: COMMERCIAL - includes retail/ F&B, and mostly commercial street level function.

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.



PARCEL ID	PLOTS	PARCEL TYPE	PARKING BY LAW	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
2B-05	COMMERCIAL	RETAIL	As defined in PCBDDA building Regulations -2021	35%	06	28,038	1:01	39,254

PLOT 2 CHARACTERISTICS

PLOT AREA	= 26,340 (SQ.FT.)
PODIUM COVERAGE	= 35% (9,219 SQ.FT)
TOWER COVERAGE	= 35% (9,219 SQ.FT)
BUILT UP AREA (BUA)	= 36,876 SQ.FT
FLOOR AREA RATIO (FAR)	= 1:01

DEVELOPMENT CONTROL BY-LAWS

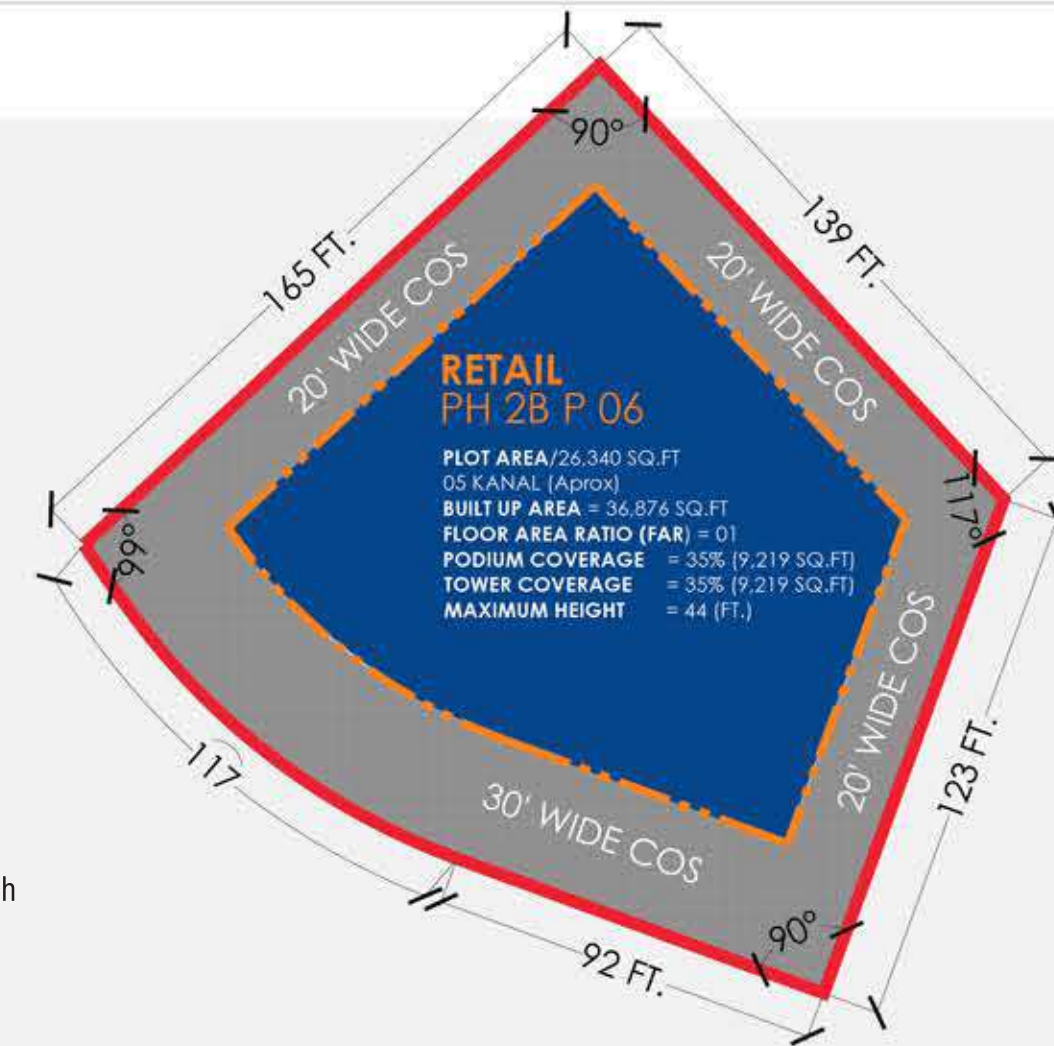
Plot Area: total land area of the plot

Allowable Usage: COMMERCIAL - includes retail/ F&B, and mostly commercial street level function.

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.



PARCEL ID	PLOTS	PARCEL TYPE	PARKING BY LAW	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
2B-06	COMMERCIAL	RETAIL	As defined in PCBDDA building Regulations -2021	35%	05	26,340	1:01	36,876



PLOT 3 CHARACTERISTICS

PLOT AREA = 34,099 (SQ.FT.)
 PODIUM COVERAGE = 35% (11,935 SQ.FT)
 TOWER COVERAGE = 35% (11,935 SQ.FT)
 BUILT UP AREA (BUA) = 47,739 SQ.FT
 FLOOR AREA RATIO (FAR) = 1:01

DEVELOPMENT CONTROL BY-LAWS

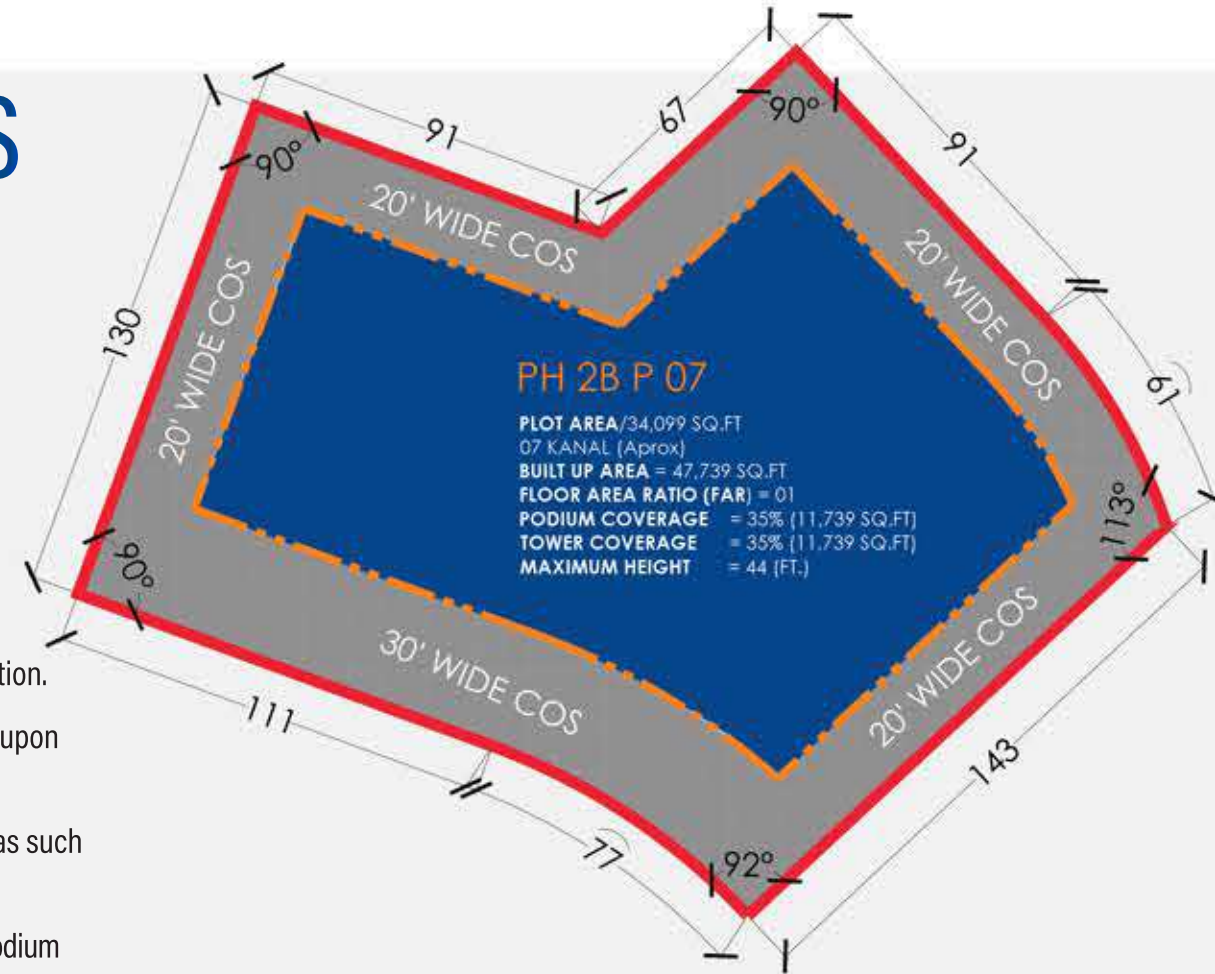
Plot Area: total land area of the plot

Allowable Usage: COMMERCIAL - includes retail/ F&B, and mostly commercial street level function.

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.



PARCEL ID	PLOTS	PARCEL TYPE	PARKING BY LAW	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
2B-07	COMMERCIAL	RETAIL	As defined in PCBDDA building Regulations -2021	35%	07	34,099	1:01	47,739

PLOT 4 CHARACTERISTICS

PLOT AREA = 33,792 (SQ.FT.)
 PODIUM COVERAGE = 35% (11,827 SQ.FT)
 TOWER COVERAGE = 35% (11,827 SQ.FT)
 BUILT UP AREA (BUA) = 47,309 SQ.FT
 FLOOR AREA RATIO (FAR) = 1:01

DEVELOPMENT CONTROL BY-LAWS

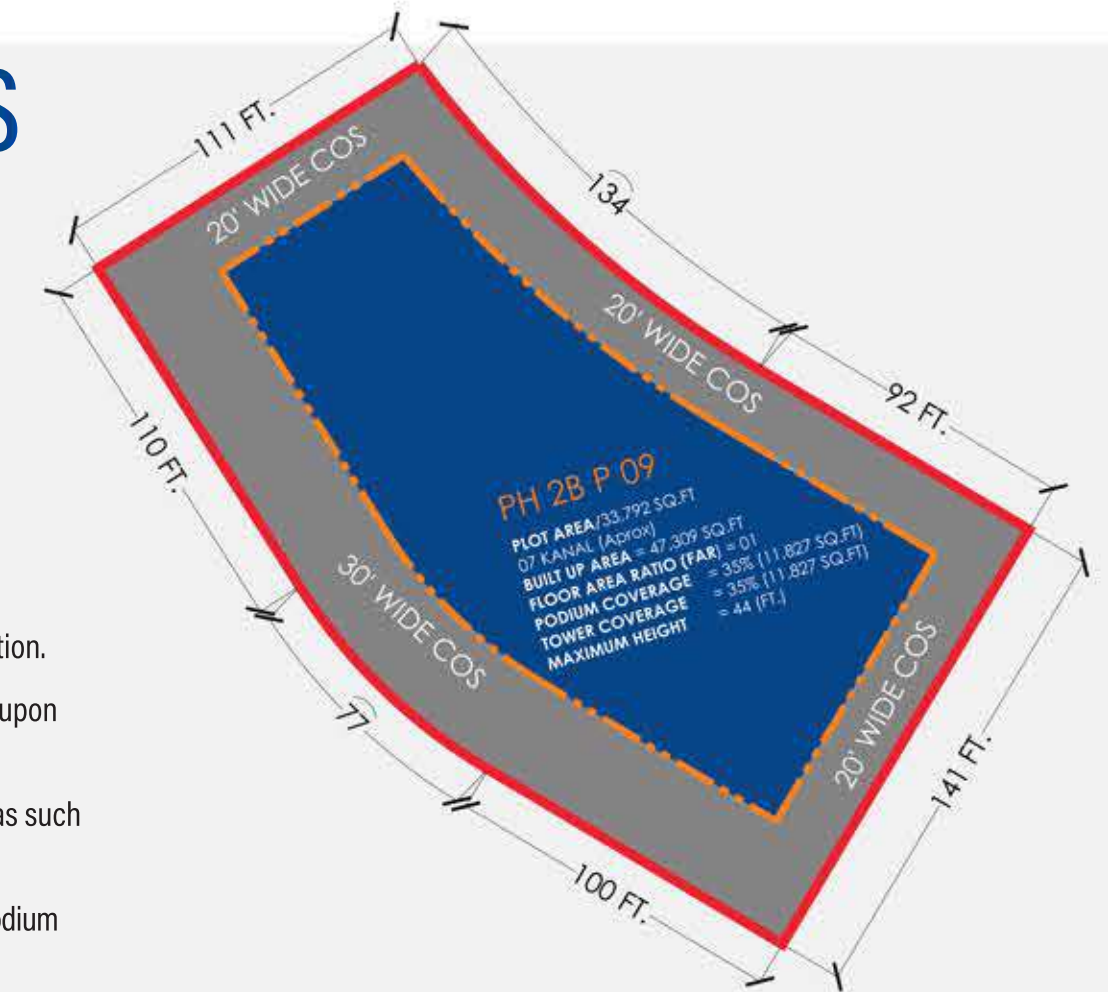
Plot Area: total land area of the plot

Allowable Usage: COMMERCIAL - includes retail/ F&B, and mostly commercial street level function.

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.



PARCEL ID	PLOTS	PARCEL TYPE	PARKING BY LAW	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
2B-09	COMMERCIAL	RETAIL	As defined in PCBDDA building Regulations -2021	35%	07	33,792	1:01	47,309



PLOT 5 CHARACTERISTICS

PLOT AREA = 27,023 (SQ.FT.)
 PODIUM COVERAGE = 35% (9,458 SQ.FT.)
 TOWER COVERAGE = 35% (9,458 SQ.FT.)
 BUILT UP AREA (BUA) = 37,832 SQ.FT.
 FLOOR AREA RATIO (FAR) = 1:01

DEVELOPMENT CONTROL BY-LAWS

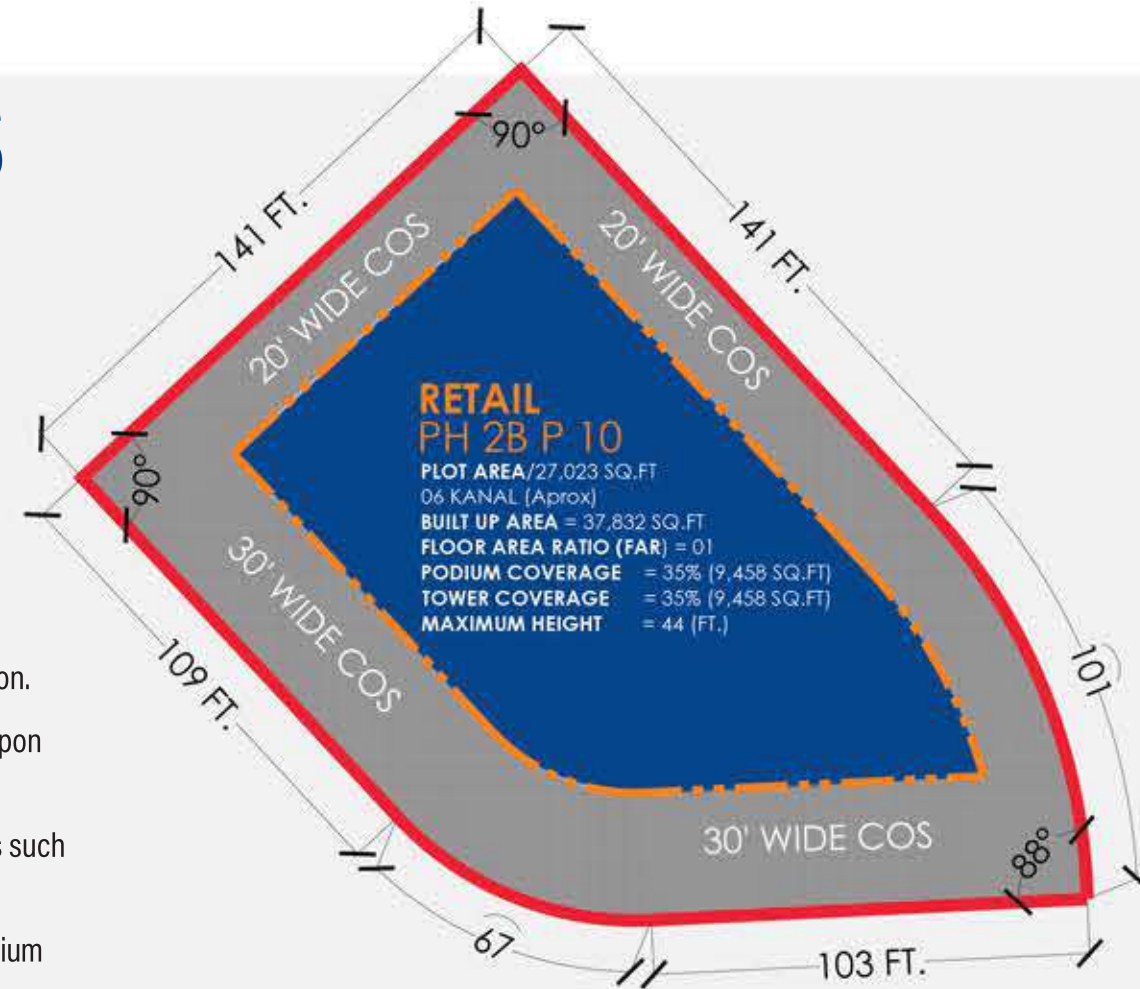
Plot Area: total land area of the plot

Allowable Usage: COMMERCIAL - includes retail/ F&B, and mostly commercial street level function.

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.



PARCEL ID	PLOTS	PARCEL TYPE	PARKING BY LAW	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
2B-10	COMMERCIAL	RETAIL	As defined in PCBDDA building Regulations -2021	35%	06	27,023	1:01	37,832

PLOT 6 CHARACTERISTICS

PLOT AREA = 30,499 (SQ.FT.)
 PODIUM COVERAGE = 35% (10,675 SQ.FT.)
 TOWER COVERAGE = 35% (10,675 SQ.FT.)
 BUILT UP AREA (BUA) = 42,699 SQ.FT.
 FLOOR AREA RATIO (FAR) = 1:01

DEVELOPMENT CONTROL BY-LAWS

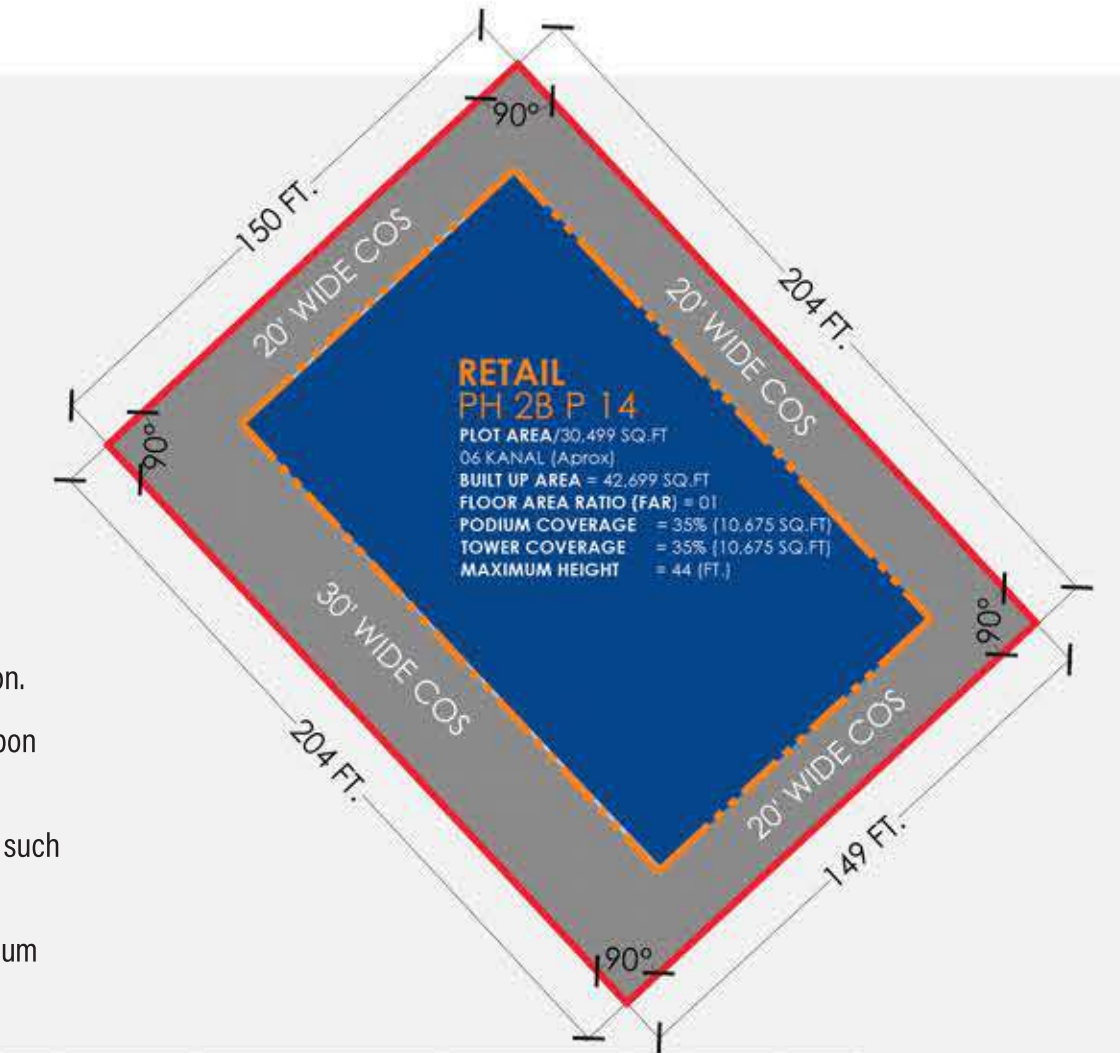
Plot Area: total land area of the plot

Allowable Usage: COMMERCIAL - includes retail/ F&B, and mostly commercial street level function.

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.



PARCEL ID	PLOTS	PARCEL TYPE	PARKING BY LAW	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
2B-14	COMMERCIAL	RETAIL	As defined in PCBDDA building Regulations -2021	35%	06	30,499	1:01	42,699



PLOT 7 CHARACTERISTICS

PLOT AREA = 37,219 (SQ.FT.)
 PODIUM COVERAGE = 35% (13,027 SQ.FT.)
 TOWER COVERAGE = 35% (13,027 SQ.FT.)
 BUILT UP AREA (BUA) = 52,107 SQ.FT.
 FLOOR AREA RATIO (FAR) = 1:01

DEVELOPMENT CONTROL BY-LAWS

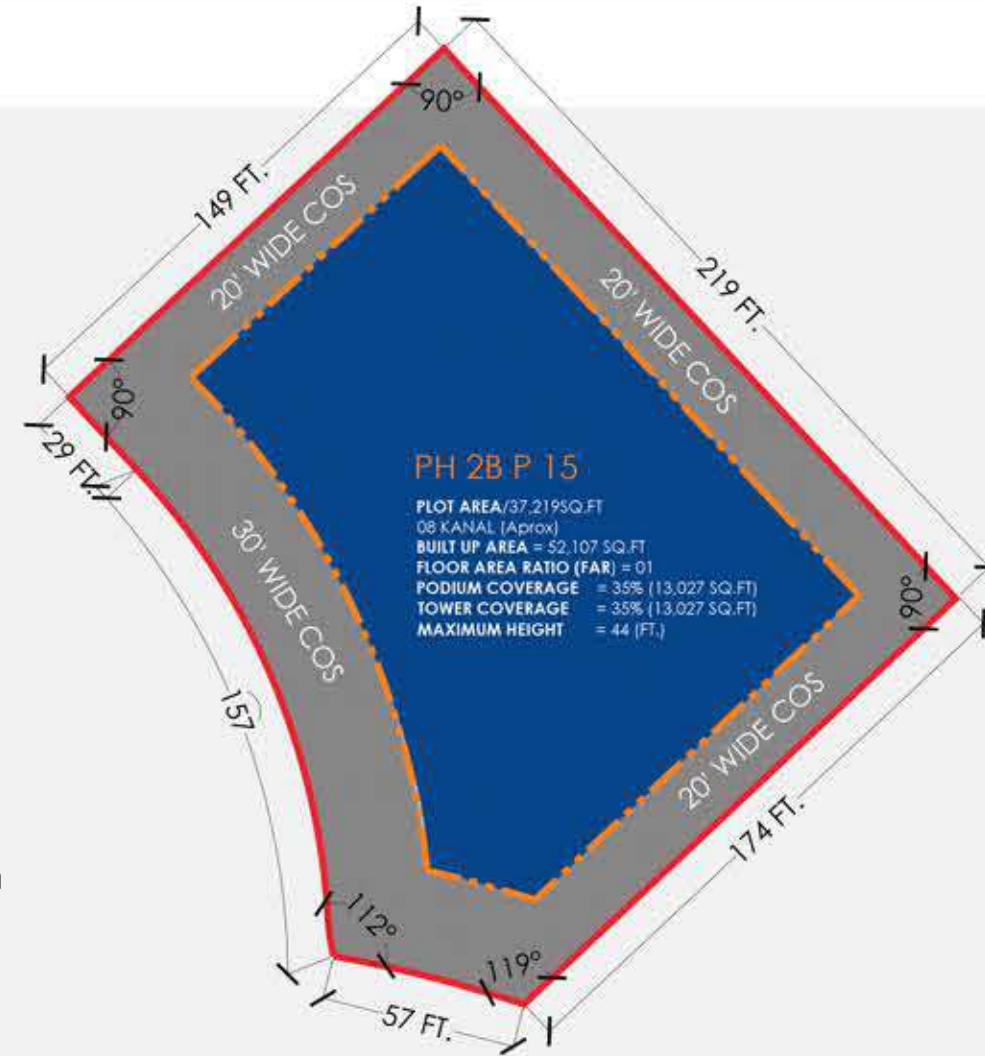
Plot Area: total land area of the plot

Allowable Usage: COMMERCIAL - includes retail/ F&B, and mostly commercial street level function.

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.



PARCEL ID	PLOTS	PARCEL TYPE	PARKING BY LAW	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
2B-10	COMMERCIAL	RETAIL	As defined in PCBDDA building Regulations -2021	35%	06	37,219	1:01	52,107

PLOT 8 CHARACTERISTICS

PLOT AREA = 25,073 (SQ.FT.)
 PODIUM COVERAGE = 35% (8,775 SQ.FT.)
 TOWER COVERAGE = 35% (8,775 SQ.FT.)
 BUILT UP AREA (BUA) = 35,102 SQ.FT.
 FLOOR AREA RATIO (FAR) = 1:01

DEVELOPMENT CONTROL BY-LAWS

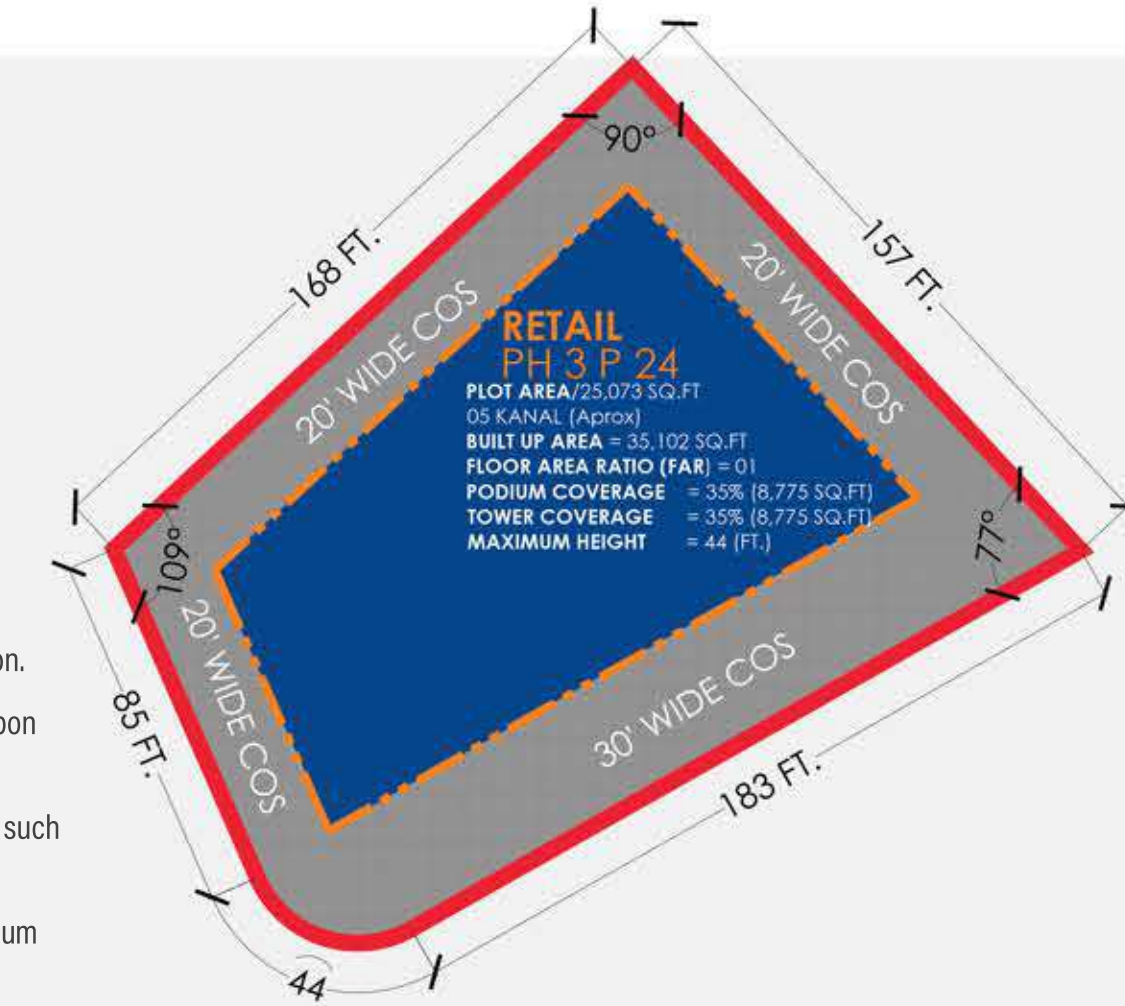
Plot Area: total land area of the plot

Allowable Usage: COMMERCIAL - includes retail/ F&B, and mostly commercial street level function.

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.



PARCEL ID	PLOTS	PARCEL TYPE	PARKING BY LAW	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
3-24	COMMERCIAL	RETAIL	As defined in PCBDDA building Regulations -2021	35%	05	25,073	1:01	35,105



PLOT 9 CHARACTERISTICS

PLOT AREA = 30,600 (SQ.FT.)
 PODIUM COVERAGE = 35% (10,710 SQ.FT)
 TOWER COVERAGE = 35% (10,710 SQ.FT)
 BUILT UP AREA (BUA) = 42,840 SQ.FT
 FLOOR AREA RATIO (FAR) = 1:01

DEVELOPMENT CONTROL BY-LAWS

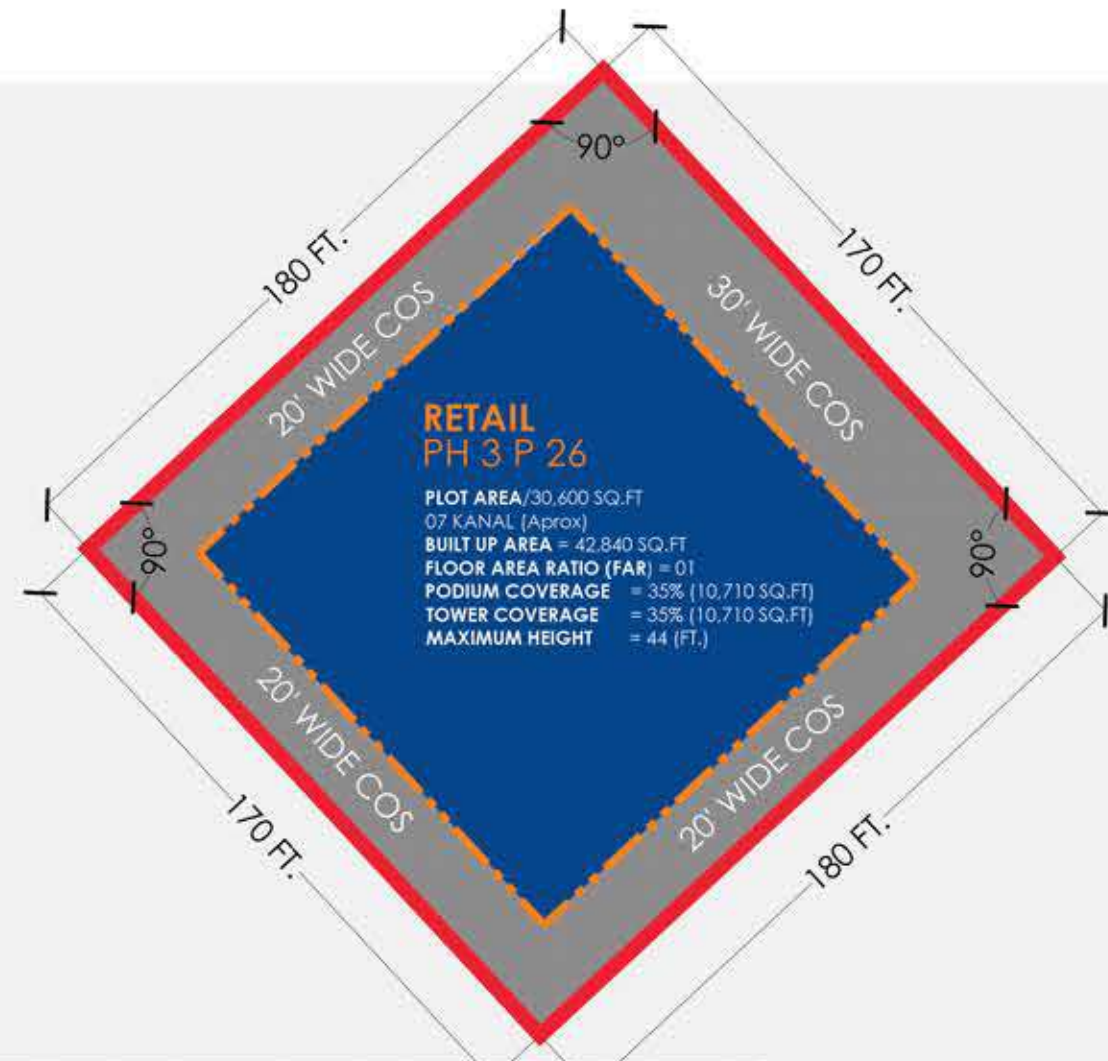
Plot Area: total land area of the plot

Allowable Usage: COMMERCIAL - includes retail/ F&B, and mostly commercial street level function.

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.



PARCEL ID	PLOTS	PARCEL TYPE	PARKING BY LAW	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
3-26	COMMERCIAL	RETAIL	As defined in PCBDDA building Regulations -2021	35%	07	30,600	1:01	42,840

PLOT 10 CHARACTERISTICS

PLOT AREA = 30,600 (SQ.FT.)
 PODIUM COVERAGE = 35% (10,710 SQ.FT)
 TOWER COVERAGE = 35% (10,710 SQ.FT)
 BUILT UP AREA (BUA) = 42,840 SQ.FT
 FLOOR AREA RATIO (FAR) = 1:01

DEVELOPMENT CONTROL BY-LAWS

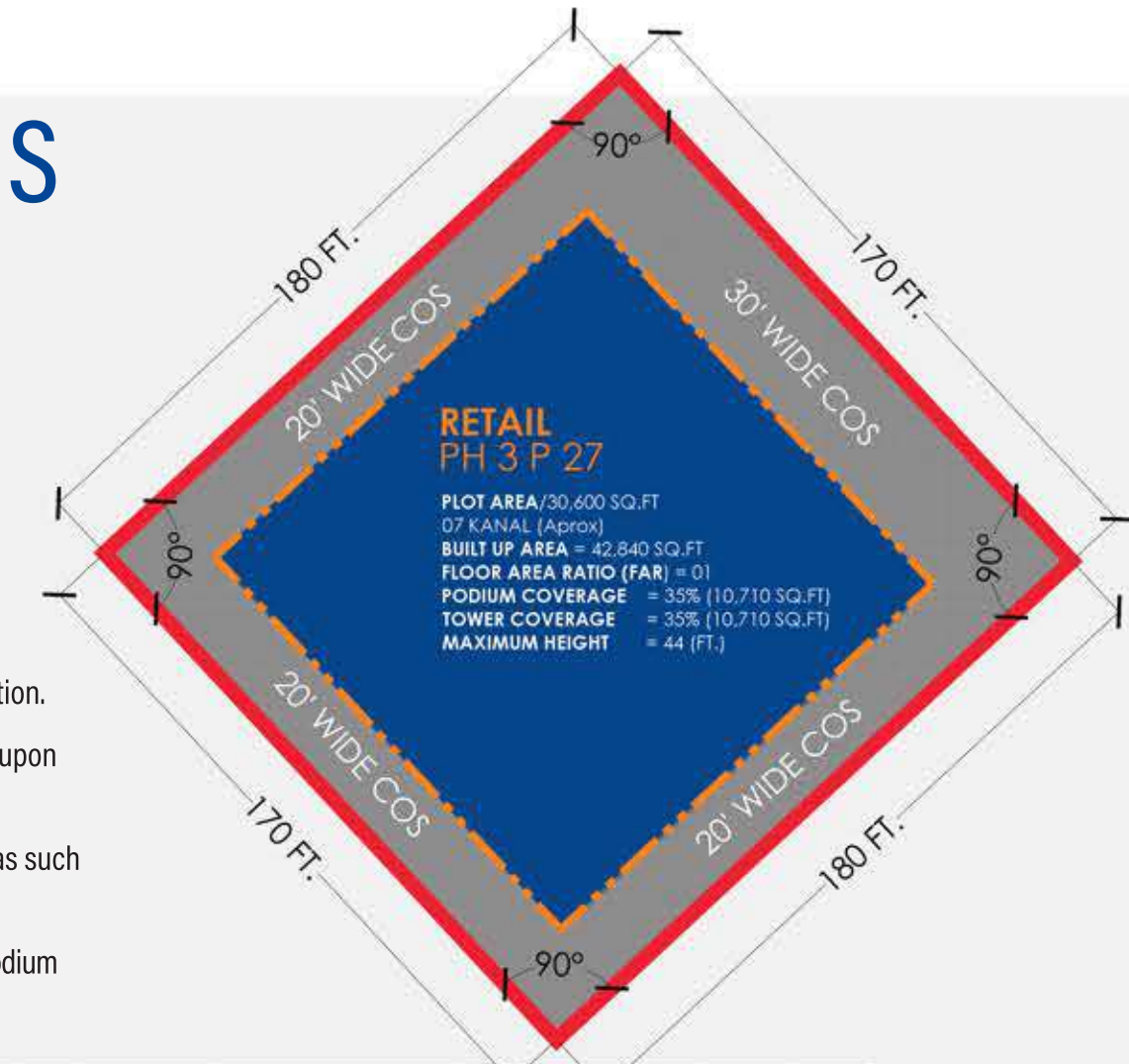
Plot Area: total land area of the plot

Allowable Usage: COMMERCIAL - includes retail/ F&B, and mostly commercial street level function.

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.



PARCEL ID	PLOTS	PARCEL TYPE	PARKING BY LAW	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
3-27	COMMERCIAL	RETAIL	As defined in PCBDDA building Regulations -2021	35%	07	30,600	1:01	42,840



DESIGN GUIDELINES

DESIGN REGULATIONS

COMMERCIAL/RETAIL

Commercial includes retail/ F&B, and mostly commercial street level function.

COS (Setback)

- All buildings that are facing main roads must therefore be have 30 ft of set back from plot line out of which 10 ft is reserved for the public services and fire protection area. and 20 ft COS from the sides plot boundary and/or as defined in the prevailing PCBDDA building regulations.
- 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.
- Balcony projections enclosed by two sides up to 4 feet will not be included in the FAR build up area.

Height Regulation

- This document suggests the maximum height at 44 ft. as per design probabilities.
- The allowable height of this area as per Civil Aviation Authority is 449 ft.
- 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.
- The area defined for basements of this plot will be followed as provided by the Authority.

Car Parking

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



The Regalia

THE REGAL LIVING



BRANDED RESIDENCES



'The Regalia' by Central Business District Punjab is redefining living standards and elevating the exclusive and luxurious living experience to a whole new level. Get ready to experience high-end branded residences for the first time in the land of five rivers.

From the prime location, exceptional architecture, and extravagant interior design to high-quality modern amenities and a secure environment, 'The Regalia' at CBD Punjab has a wide array of benefits to offer its residents, all of which are vital for a superior lifestyle.

The extravagant project, the hub of 'Branded Residences'-'The Regalia' speaks volumes to the luxury living aspect of

residential areas to reflect the meaning of the word 'regal'.

Surrounded by entertainment and retail districts, the spectacular location assures residents are only steps away from all high-end amenities of life.

An unparalleled intensity of excitement, spreading over a vast area dedicated entirely to building modern residential complexes, 'The Regalia' is a one-stop destination for all your luxury lifestyle aspirations.

Experience an opulent lifestyle in large, intricate apartment penthouses and much more, with an unmatched array of facilities and stunning views.



BRANDED RESIDENCES

Accessed from Main Walton Road, Lahore
High-Rise
Building Character: As per guidelines
Size: 12.5 Kanal.

PLOT CHARACTERISTICS

Plot Area = 56,269 (Sq.Ft.)
Podium Coverage = 66% (37,145 Sq.Ft.)
Built Up Area (BUA) = 393,883 Sq.Ft.
Floor Area Ratio (FAR) = 1:07



DEVELOPMENT CONTROL BY-LAWS

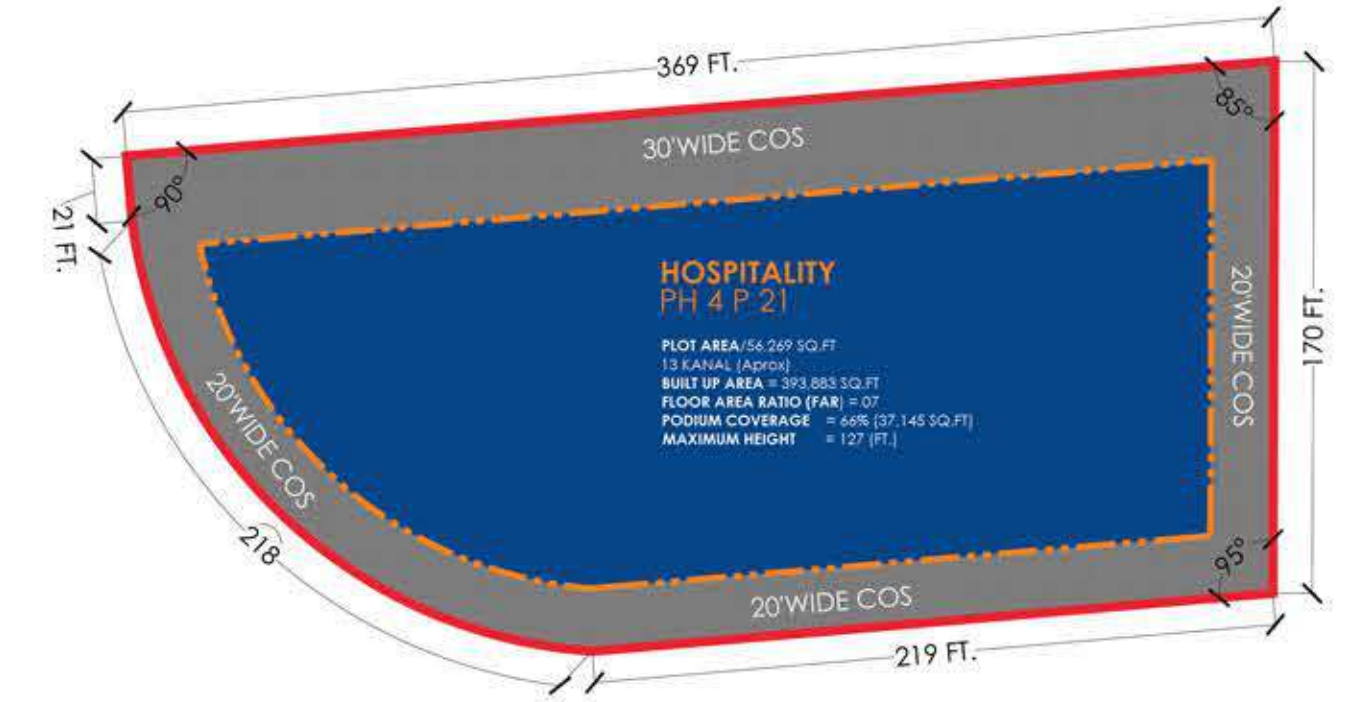
Plot Area: total land area of the plot

Allowable Usage: HOTELS/SERVICED APARTMENTS: Hotels and serviced apartments will be provided and follow the guidelines as approved by the PCBDDA.

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.



PARCEL ID	PLOTS	PARCEL TYPE	PARKING BY LAW	GROUND COVERAGE	PLOT AREA (KANALS)	PLOT AREA (SFT)	FAR	GROSS BUILT UP AREA (SFT)
4-21	BOUTIQUE APT.	HOSPITALITY	As defined in PCBDDA building Regulations -2021	66%	12.5	56,269	1:07	393,883



DESIGN GUIDELINES

DESIGN REGULATIONS

BOUTIQUE APARTMENTS

Boutique apartments are small, unique and luxurious spaces available in a wide range of shapes and sizes dependent on the development plan, can range from a one-bed to three-bedroom apartment or higher.

COS (Setback)

- All buildings that are facing main roads must therefore be have 30 ft of set back from plot line out of which 10 ft is reserved for the public services and fire protection area. and 20 ft COS from the sides plot boundary and/or as defined in the prevailing PCBDDA building regulations.
- 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.
- Balcony projections enclosed by two sides up to 4 feet will not be included in the FAR build up area.

Height Regulation

- This document suggests the maximum height at 275 ft. as per design probabilities.
- The allowable height of this area as per Civil Aviation Authority is 384 ft.
- Minimum height will be determined by maximum ground coverage permitted by the COS/set-backs.

Density Regulation

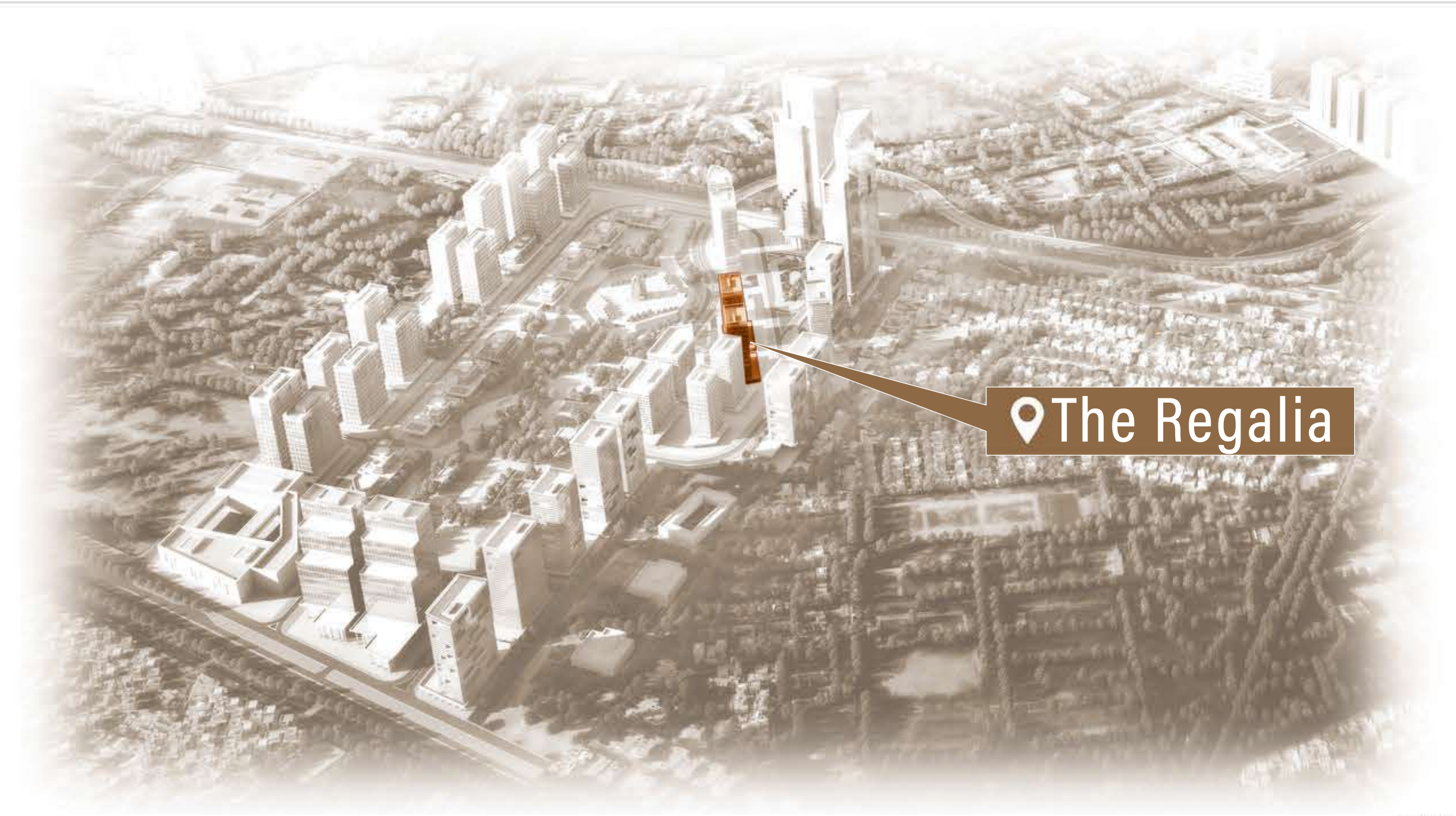
- The area density of this plot is defined with fixed FAR and total gross built up area permitted.
- The plot coverage and usage is flexible.
- The area defined for basements of this plot will be followed as provided by the Authority.

Car Parking

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



WHAT DEFINES CBD PUNJAB?



Walkable Urbanism
A pathway to dynamic growth



State-of-the-art Infrastructure
Equipped with international-level infrastructure with all amenities at your disposal



Public Spaces
Designated areas for botanical gardens, forestation, and park & playgrounds to spend your leisure time in serenity.



Parking
State-of-the-art parking space for easy access to districts



IoT
Futuristically innovating living standards by embedding technology to make things accessible at your fingertips.



Sustainability
Enabling a sustainable future



Uninterrupted Power Supply
Backed by own power supply for uninterrupted entertainment experience



State-of-the-art Infrastructure
Equipped with international-level infrastructure with all amenities at your disposal



Public Spaces
Designated areas for botanical gardens, forestation, and park & playgrounds to spend your leisure time in serenity.



The Spirit of Opportunity

All around the world, we see countries developing and progressing with each passing day. Brimming with innovation and technological advancement, the developed countries are in constant competition with one another to win the race of being on the top.

With the spirit of filling the blank canvas of opportunities in Pakistan with colors of innovation, development, and progress, Central Business District Punjab is ready to serve as a SPIRIT OF OPPORTUNITY for Pakistan by revolutionizing the landscape of our Country.

Connection

CBD Punjab, with its aim of bringing international businesses to our Country, is bridging the gap between Pakistan and other nations by inviting them to explore new possibilities for their businesses and giving them access to all international-level amenities.

Innovation

Innovation is an integral need in today's always changing environment since it distinguishes you from the competition and produces substantial new value that wasn't there before. Giving individuals incentives is important, but establishing venues where people's ideas may interact also fosters innovation.

Hospitality

Central Business District Punjab is opening new avenues for redefining luxury living in the country. With its branded residencies located in the optimal location of CBD Bab, an architectural marvel, and extravagant interior design equipped with high-quality modern amenities and a secure environment, CBD Punjab is bringing a luxurious experience for the first time in Pakistan.

Healthcare

Healthcare is the most important, most integral and vital need for any nation. CBD Punjab is all set to revolutionize the healthcare sector of Pakistan by providing unprecedented opportunities for professionals and medical students with its state-of-the-art medical facility, equipped with international level technologies.

EFFORTLESS INVESTMENT INFINITE OPPORTUNITIES

Serving as an independent authority with flexible investment models and one-window operation, the government-backed project, CBD Punjab's professional team works together with national and international investors and makes their investment journey convenient and safe. The charter and laws are designed in a manner that makes the investing procedure as simple as possible. With a progressive & innovative approach to bring tremendous business advancements, CBD Punjab is reshaping the skyline of Punjab.

So What's the Wait For?



Interested in Putting Your Investment in the Right Place?

Contact Us Now, to Know How!

For Information



Email:
info@cbdpunjab.gov.pk
Website:
www.cbdpunjab.gov.pk

Business Support



Email:
commercial.directorate@cbdpunjab.gov.pk

Technical Query



Email:
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Phone: Tel: 042-99058100 | Office Address: 60-A, Garden Block, Garden Town, Lahore, Pakistan | Site Address: CBD Quaid District

