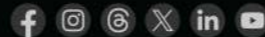




Punjab Central Business District
Development Authority

UAN: 0331-111-1063

www.cbdpunjab.gov.pk/auction24



CBD RESIDENCIA & CBD BUSINESS BAY

Prestigious Residential & Commercial Real Estate Opportunity.

PUNJAB'S
PREMIUM
DEVELOPMENT
AUTHORITY





YOUR NEW
BUSINESS ADDRESS
IN THE HEART
OF LAHORE

WITH FAITH, DISCIPLINE AND
SELFLESS DEVOTION TO DUTY,
THERE IS NOTHING WORTHWHILE
THAT YOU CANNOT ACHIEVE.

- MUHAMMAD ALI JINNAH





MESSAGE FROM **IMRAN AMIN**

CHIEF EXECUTIVE OFFICER
PCBDDA

"Welcome to the CBD Residencia & CBD Business Bay Grand Open Auction! Explore limitless possibilities and unparalleled opportunities with six exclusive plots ranging from luxurious residential havens to strategically positioned commercial spaces. CBD Punjab's commitment to innovation and quality is evident in this auction, setting a new standard of excellence in Lahore's real estate landscape. Join us as we shape the future of urban living together.

Welcome to CBD Residencia & CBD Business Bay, where luxury meets opportunity and excellence knows no bounds."

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

"At PCBDDA, we are committed to sustainability, planning, and execution at the highest standards. Our team strives to achieve impactful visions for Lahore, focusing on transformation and creating opportunities for youth. Through successful auctions, we've set records for commercial land auctions in Punjab, emphasizing transparency and ease of business.

Explore luxury and sophistication at CBD Residencia, offering diverse plots tailored to refined living. CBD Business Bay serves as the bustling epicenter of commerce and opportunity, blending innovation with ambition. These projects epitomize our commitment to excellence and innovation in real estate, providing a seamless blend of luxury living and thriving business opportunities."



INTRODUCTION

Embrace the allure of possibility and the promise of prosperity as CBD Punjab proudly presents the CBD Residencia & CBD Business Bay Grand Open Auction. Discover the embodiment of our commitment to excellence and innovation in real estate.

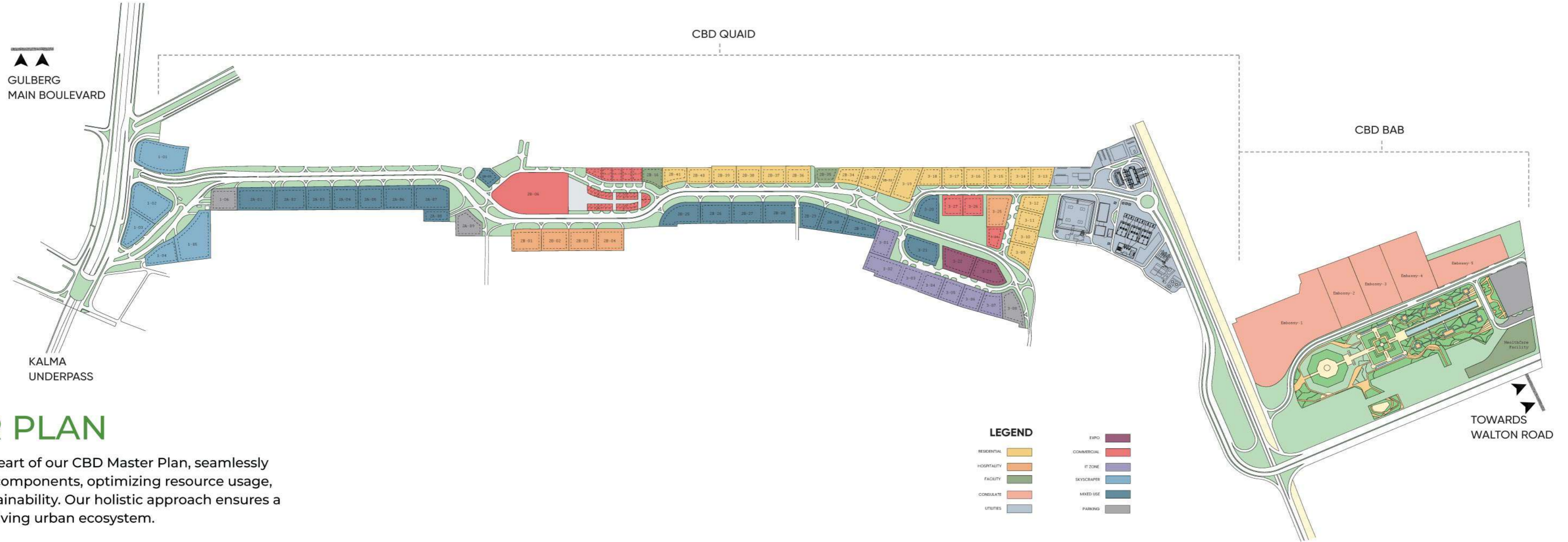
Six exclusive plots, ranging from 6 to 8 kanals, await discerning investors and homeowners alike. Three of these plots, under the distinguished banner of CBD Residencia, beckon those seeking a haven of luxury and refinement. Meanwhile, the strategic positioning of the remaining CBD Business Bay plots promises unmatched commercial potential and growth opportunities.

With a legacy steeped in visionary developments and uncompromising quality, CBD Punjab stands as the beacon of distinction in the realm of development. Our ethos revolves around more than just constructing buildings; it's about crafting lifestyles and shaping futures.

The CBD Residencia & CBD Business Bay Grand Open Auction isn't merely an event; it's a testament to our unwavering dedication to crafting spaces that transcend the ordinary and redefine the extraordinary. Join us on this journey as we pave the way for a new standard of excellence in Lahore's real estate landscape.

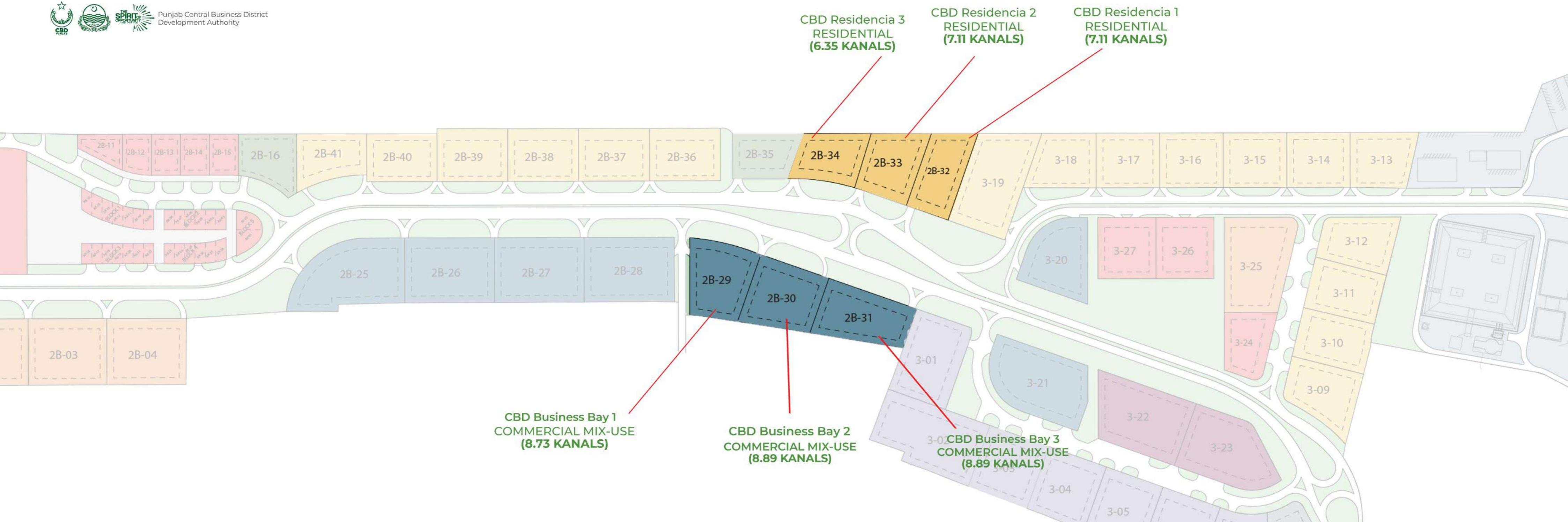
Welcome to the future of urban living. Welcome to CBD Residencia & CBD Business Bay.





MASTER PLAN

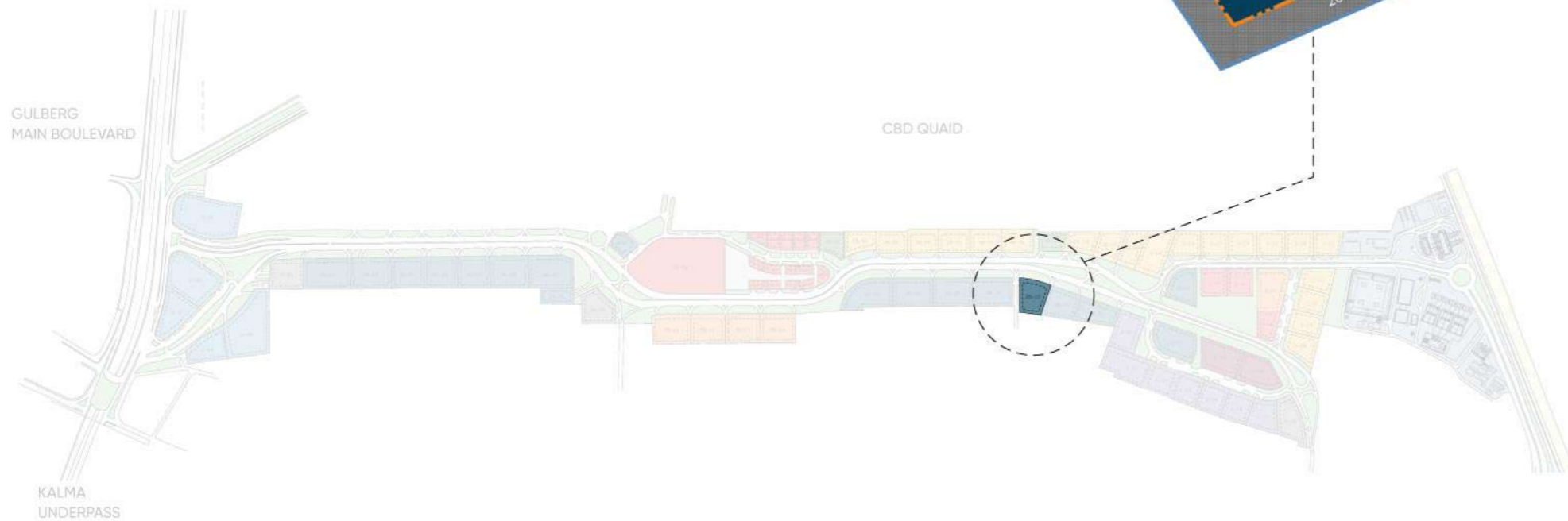
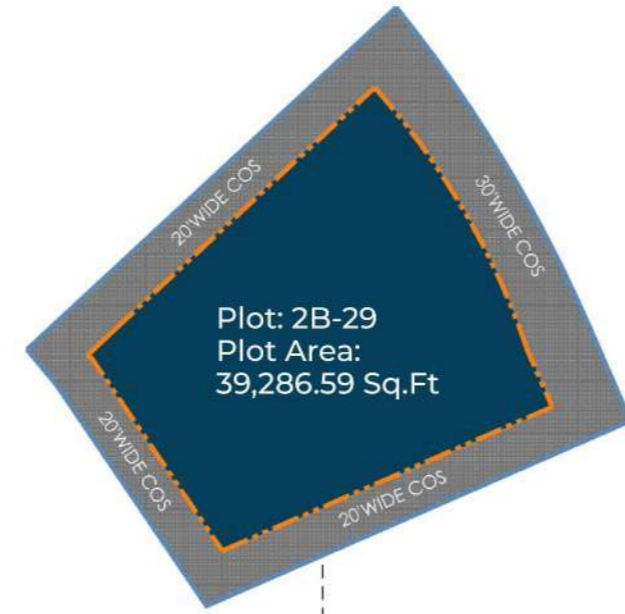
Efficiency is at the heart of our CBD Master Plan, seamlessly integrating diverse components, optimizing resource usage, and enhancing sustainability. Our holistic approach ensures a harmonious and thriving urban ecosystem.



CBD BUSINESS BAY



CBD Business Bay 1 Plot 2B-29



- Accessed from Main Boulevard Gulberg, Lahore
- Mixed use
- High Rise
- Building Character: As per guidelines
- Size: 8.73 Kanals

PLOT CHARACTERISTICS

Plot Area	= 39,286.59 Sq.Ft
Building Footprint	= 23,570.20 Sqft (60%)
Built Up Area	= 628,585.44 Sq.Ft
Floor Area Ratio (FAR)	= 1:16

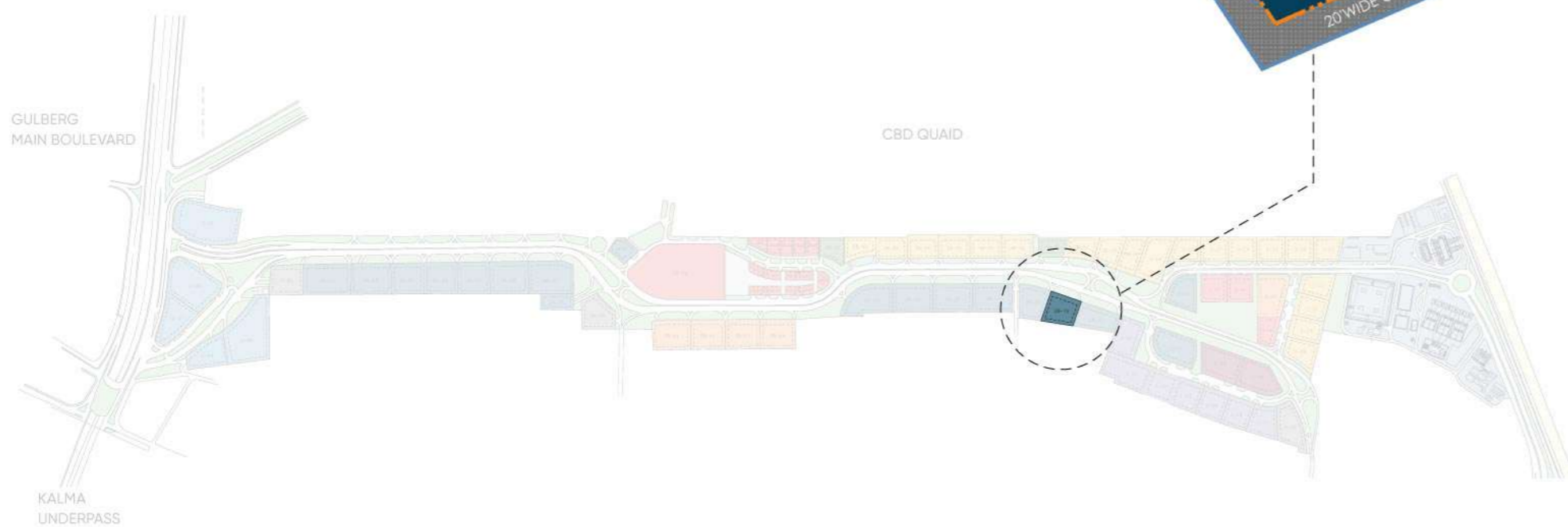
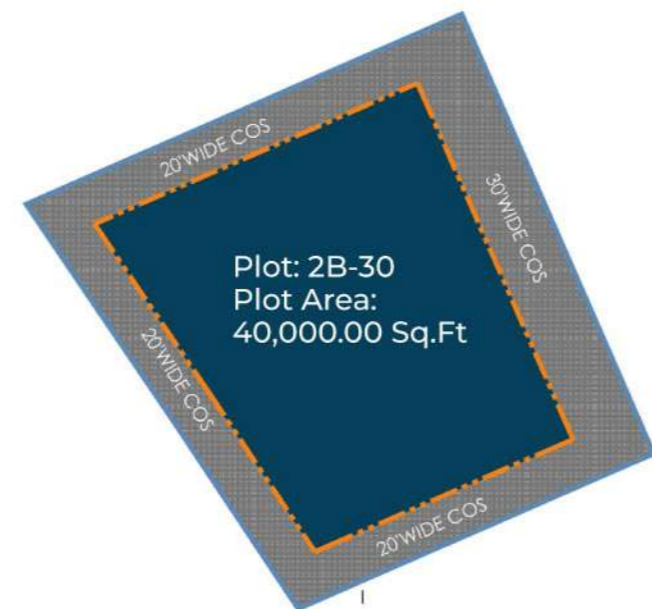
COMMERCIAL MIX-USE (8.73 KANALS)

PLOT NO.	PLOT NAME	PLOT TYPOLOGY	PLOT AREA		FAR	BUA (SFT)		FOOTPRINT		HEIGHT (FT)	SALEABLE AREA (70%)	NUMBER OF PARKING BAYS @ 1000 SFT / 1 CAR	NUMBER OF PARKING BAYS @ 1300 SFT / 1 CAR
			SQFT	KANALS		AS PER FAR	SQFT	%	% ALLOWED				
2B-29	MIXED-USE	COMMERCIAL	39,286.59	8.73	1:16	628,585.44	23,570.20	60	415	440,009.81	440	338	

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.

CBD Business Bay 2

Plot 2B-30



- Accessed from Main Boulevard Gulberg, Lahore
- Mixed use
- High Rise
- Building Character: As per guidelines
- Size: 8.89 Kanals

PLOT CHARACTERISTICS

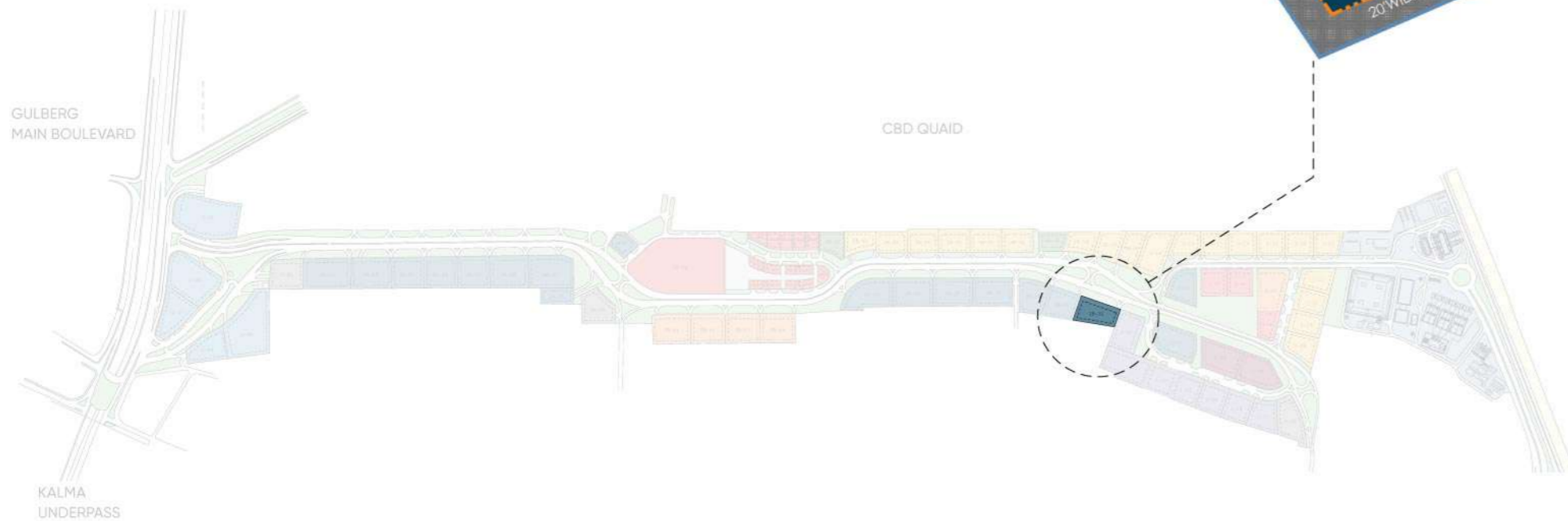
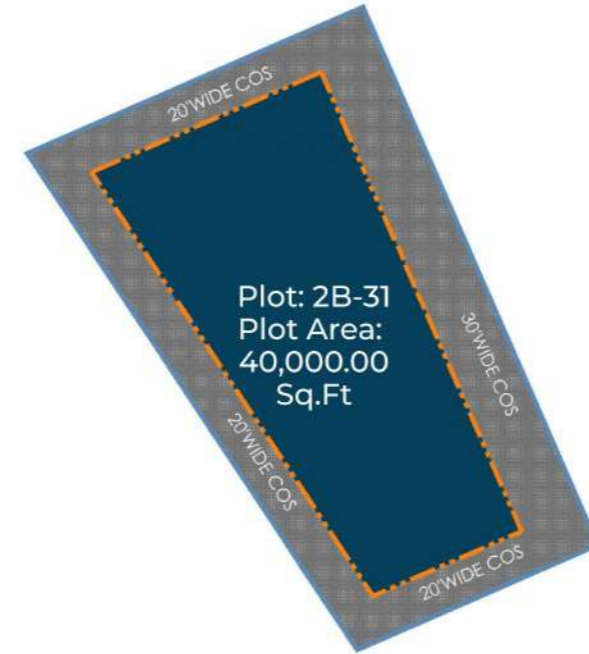
Plot Area = 40,000.00 Sq.Ft
 Building Footprint = 23,999.33 Sqft (60%)
 Built Up Area = 640,000.00 Sq.Ft
 Floor Area Ratio (FAR) = 1:16

COMMERCIAL MIX-USE (8.89 KANALS)

Plot No.	PLOT NAME	PLOT TYPOLOGY	PLOT AREA		FAR	BUA (SFT)		FOOTPRINT			HEIGHT (FT)	SALEABLE AREA (70%)	NUMBER OF PARKING BAYS @ 1000 SFT / 1 CAR	NUMBER OF PARKING BAYS @ 1300 SFT / 1 CAR
			SQFT	KANALS		AS PER FAR	SQFT	%	% ALLOWED					
2B-30	MIXED-USE	COMMERCIAL	40,000.00	8.89	1:16	640,000.00	23,999.33	60	415	448,000.00	448	345		

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.

CBD Business Bay 3 Plot 2B-31



- Accessed from Main Boulevard Gulberg, Lahore
- Mixed use
- High Rise
- Building Character: As per guidelines
- Size: 8.89 Kanals

PLOT CHARACTERISTICS

Plot Area = 40,000.00 Sq.Ft
 Building Footprint = 22,406.65 Sqft (56%)
 Built Up Area = 640,000.00 Sq.Ft
 Floor Area Ratio (FAR) = 1:16

COMMERCIAL MIX-USE (8.89 KANALS)

Plot No.	PLOT NAME	PLOT TYPOLOGY	PLOT AREA		FAR	BUA (SFT)		FOOTPRINT		HEIGHT (FT)	SALEABLE AREA (70%)	NUMBER OF PARKING BAYS @ 1000 SFT / 1 CAR	NUMBER OF PARKING BAYS @ 1300 SFT / 1 CAR
			SQFT	KANALS		AS PER FAR	SQFT	%	% ALLOWED				
2B-31	MIXED-USE	COMMERCIAL	40,000.00	8.89	1:16	640,000.00	22,406.65	56	415	448,000.00	448	345	

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.

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):

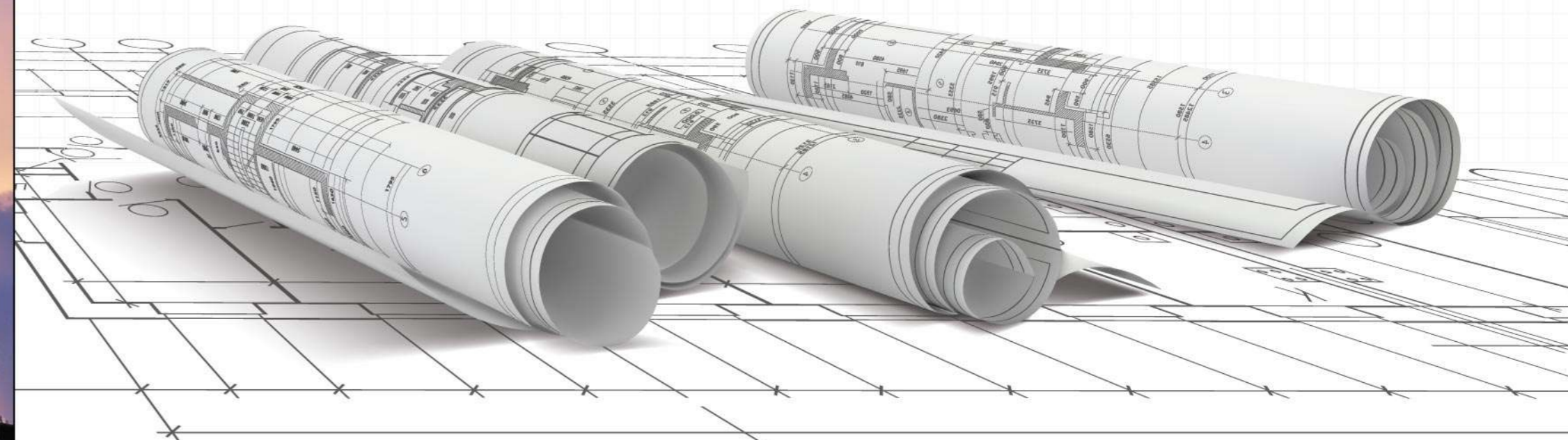
is the ratio of a building's total floor area to the size of the piece of land upon which it is built.

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.



DESIGN GUIDELINES & MAIN BY-LAWS

DESIGN REGULATIONS

MIX-USE

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 415 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.
- 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.

Edge Condition

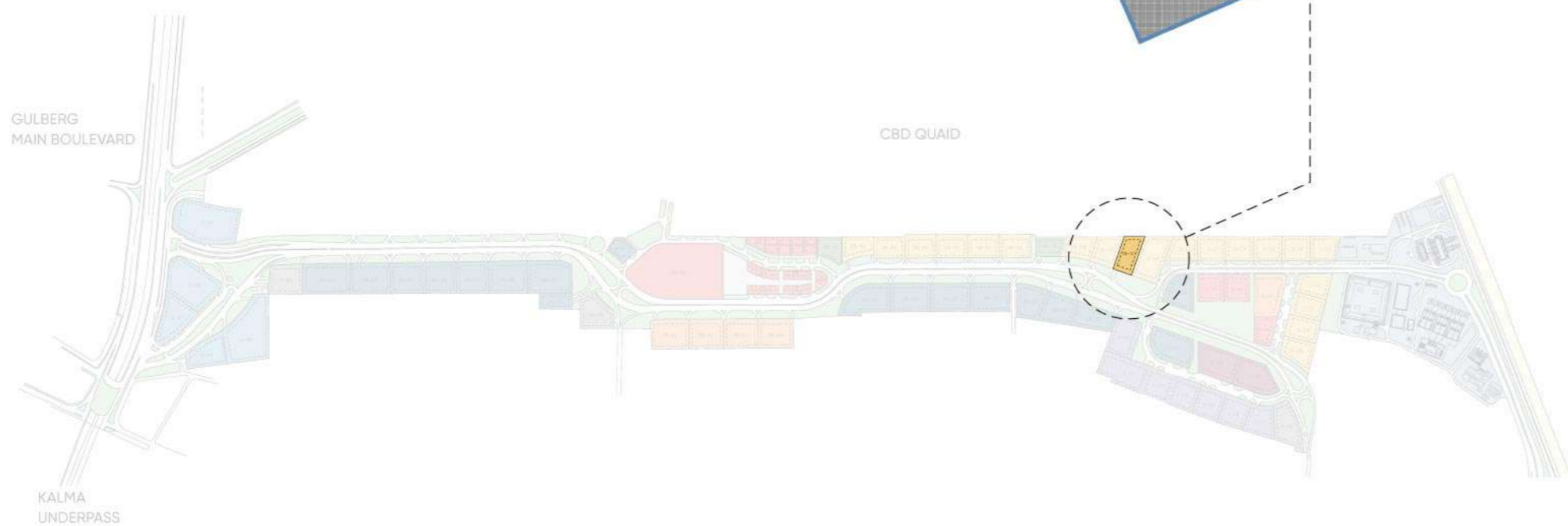
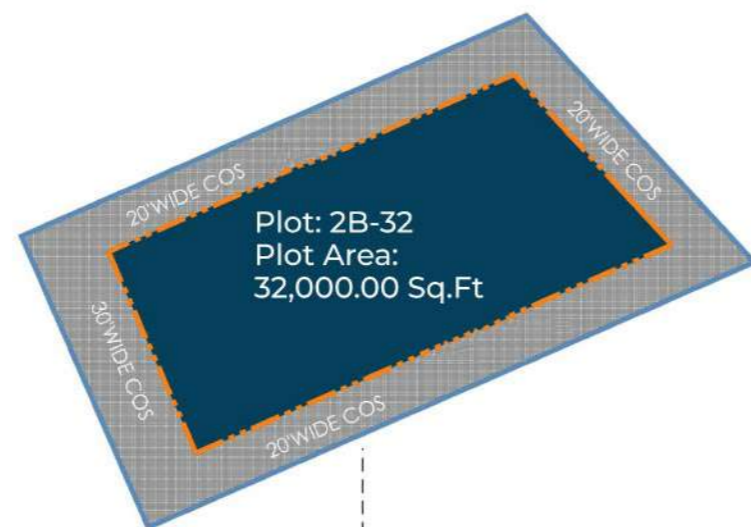
Building plots facing the main road must create a sharply defined soft landscape/green edge perimeter of the plot boundaries.

CBD RESIDENCIAL



CBD Residencia 1

Plot 2B-32



- Accessed from Main Boulevard Gulberg, Lahore
- Mixed use
- High Rise
- Building Character: As per guidelines
- Size: 7.11 Kanals

PLOT CHARACTERISTICS

Plot Area = 32,000.00 Sq.Ft
 Building Footprint = 17,532.80 Sqft (55%)
 Built Up Area = 448,000.00 Sq.Ft
 Floor Area Ratio (FAR) = 1:14

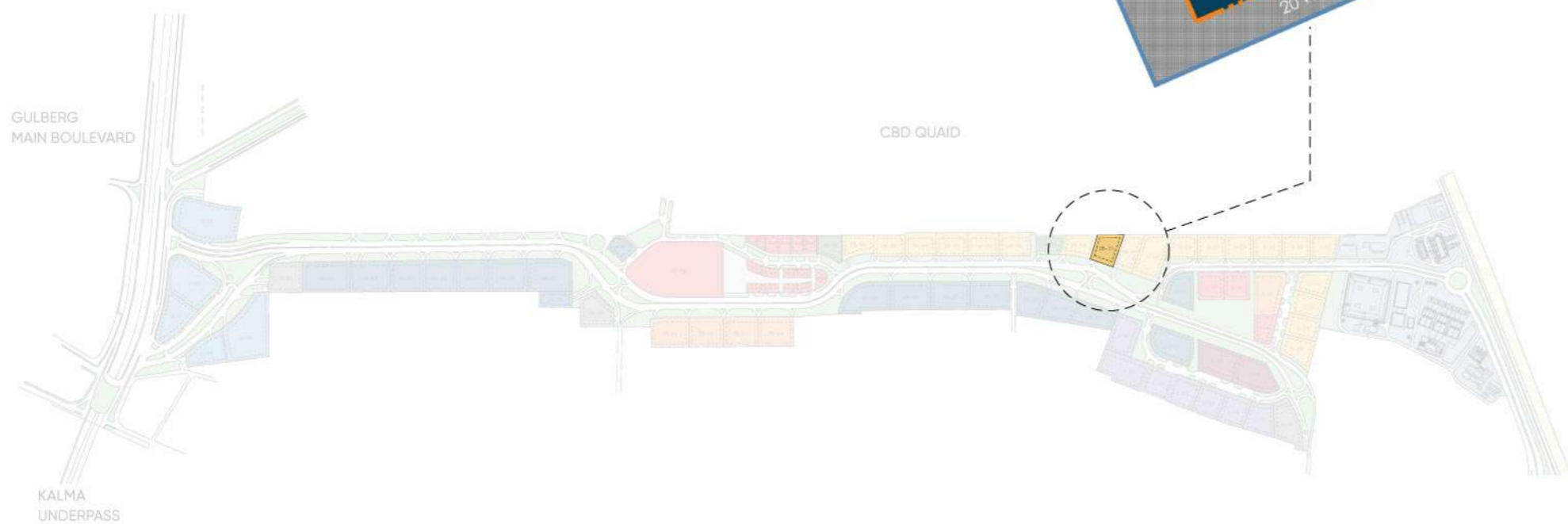
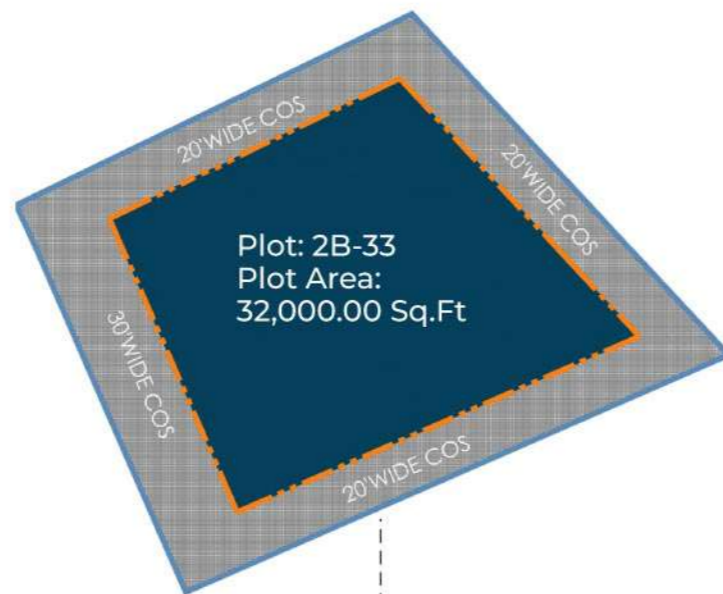
RESIDENTIAL (7.11 KANALS)

Plot No.	PLOT NAME	PLOT TYPOLOGY	PLOT AREA		FAR	BUA (SFT)		FOOTPRINT		HEIGHT (FT)	SALEABLE AREA (70%)	NUMBER OF PARKING BAYS @ 1000 SFT / 1 CAR	NUMBER OF PARKING BAYS @ 1300 SFT / 1 CAR
			SQFT	KANALS		AS PER FAR	SQFT	%	% ALLOWED				
2B-32	RESIDENTIAL	RESIDENTIAL	32,000.00	7.11	1:14	448,000.00	17,532.80	55	380	313,600.00	314	241	

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.

CBD Residencia 2

Plot 2B-33



- Accessed from Main Boulevard Gulberg, Lahore
- Mixed use
- High Rise
- Building Character: As per guidelines
- Size: 7.11 Kanals

PLOT CHARACTERISTICS

Plot Area	= 32,000.00 Sq.Ft
Building Footprint	= 17,879.82 Sqft (56%)
Built Up Area	= 384000 Sq.Ft
Floor Area Ratio (FAR)	= 1:14

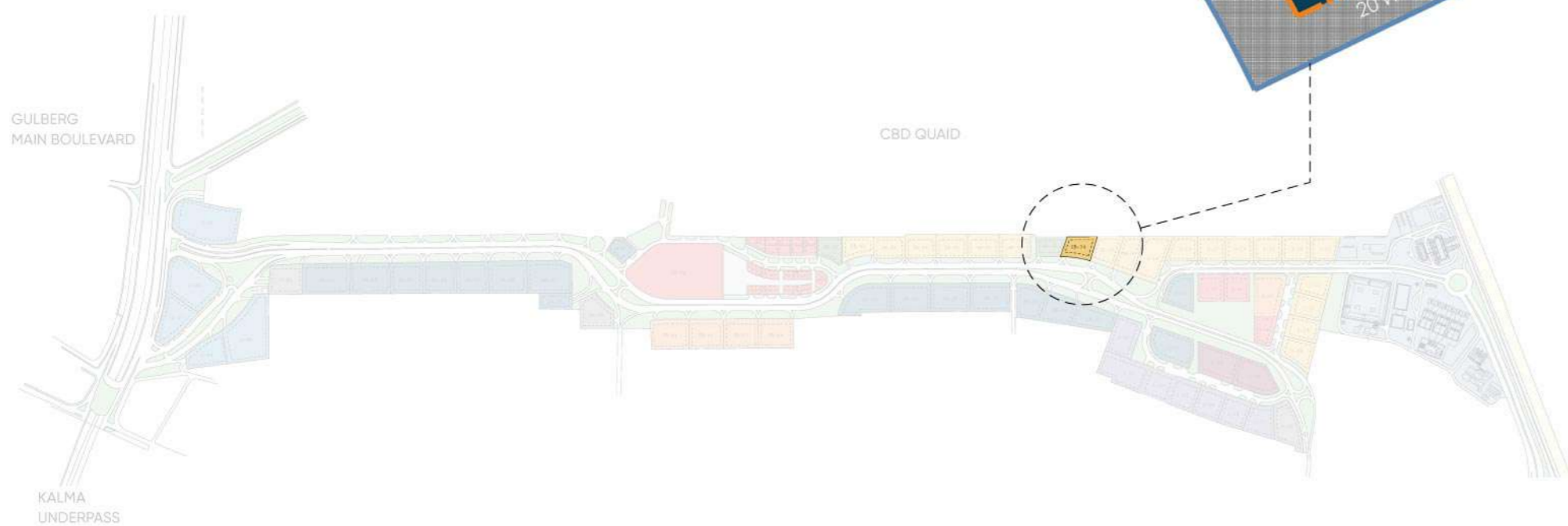
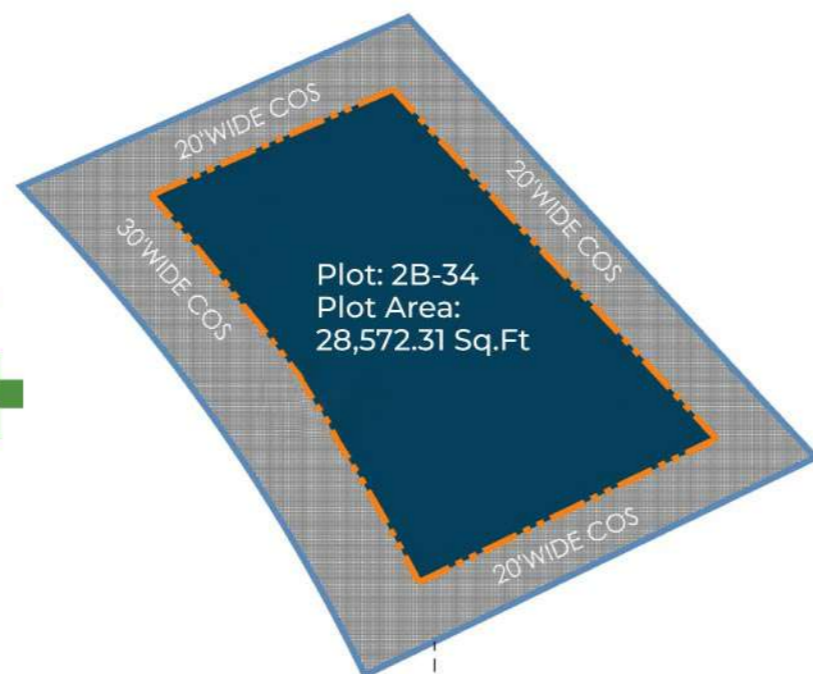
RESIDENTIAL (7.11 KANALS)

Plot No.	PLOT NAME	PLOT TYPOLOGY	PLOT AREA		FAR	BUA (SFT)		FOOTPRINT		HEIGHT (FT)	SALEABLE AREA (70%)	NUMBER OF PARKING BAYS @ 1000 SFT / 1 CAR	NUMBER OF PARKING BAYS @ 1300 SFT / 1 CAR
			SQFT	KANALS		AS PER FAR	SQFT	%	% ALLOWED				
2B-33	RESIDENTIAL	RESIDENTIAL	32,000.00	7.11	1:14	17,879.82	17,879.82	56	380	313,600.00	314	241	

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.

CBD Residencia 3

Plot 2B-34



- Accessed from Main Boulevard Gulberg, Lahore
- Mixed use
- High Rise
- Building Character: As per guidelines
- Size: 6.35 Kanals

PLOT CHARACTERISTICS

Plot Area = 28,572.31 Sq.Ft
 Building Footprint = 14,582.03 Sqft (51%)
 Built Up Area = 400,012.34 Sq.Ft
 Floor Area Ratio (FAR) = 1:14

RESIDENTIAL (6.35 KANALS)

Plot No.	PLOT NAME	PLOT TYPOLOGY	PLOT AREA		FAR	BUA (SFT)		FOOTPRINT			HEIGHT (FT)	SALEABLE AREA (70%)	NUMBER OF PARKING BAYS @ 1000 SFT / 1 CAR	NUMBER OF PARKING BAYS @ 1300 SFT / 1 CAR
			SQFT	KANALS		AS PER FAR	SQFT	%	% ALLOWED					
2B-34	RESIDENTIAL	RESIDENTIAL	28,572.31	6.35	1:14	400,012.34	14,582.03	51	380	280,008.64	280	215		

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.

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):

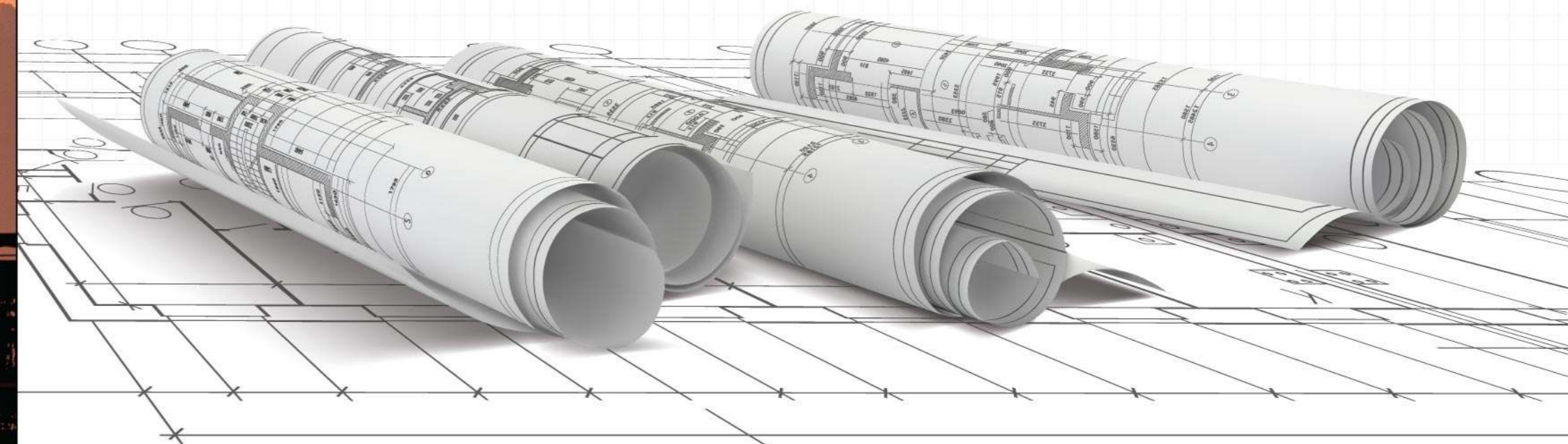
is the ratio of a building's total floor area to the size of the piece of land upon which it is built.

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.



DESIGN GUIDELINES & MAIN BY-LAWS

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 380 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.
- 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.

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.

Transparency

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

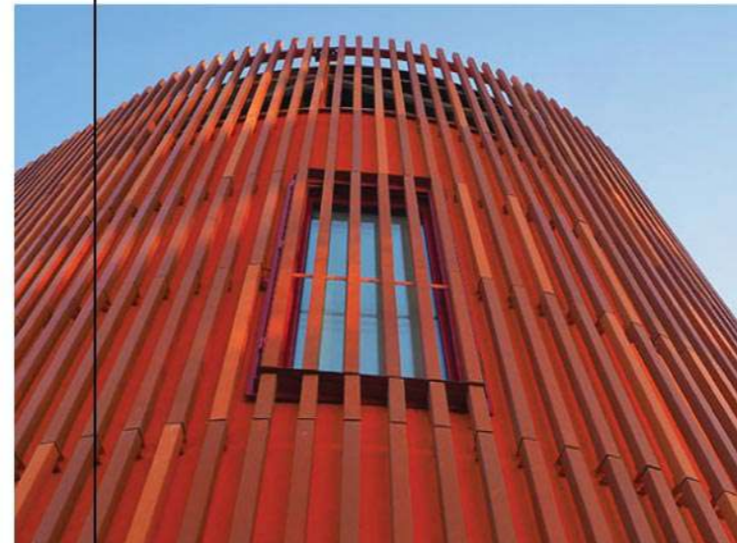
Shading

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

Accessibility

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

BUILDING FACADES SAMPLES



PAYMENT SCHEDULE

1st Year	10% (Down-payment)	Within 45 days from Letter of Acceptance
1st Year	10% (Total 20%)	Within 6 months from Letter of Acceptance
2nd Year	20% (Total 40%)	4 quarterly installments of 5% of the Sale Price each
3rd Year	20% (Total 60%)	4 quarterly installments of 5% of the Sale Price each
4th Year	20% (Total 80%)	4 quarterly installments of 5% of the Sale Price each
5th Year	20% (Total 100%)	4 quarterly installments of 5% of the Sale Price each

Queries: info@cbdpunjab.gov.pk