Punjab Central Business District Development Authority
Government of the Punjab

www.cbdpunjab.gov.pk

NSIT

CBD NSIT

SILICON CORRIDOR INITIATIVE



CBD
PUNJAB



CEO Message

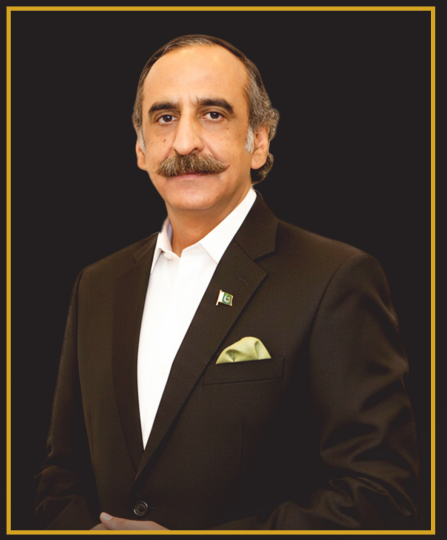
At CBD Punjab, we're redefining urban development through innovation, inclusivity, and economic impact. We're not just building infrastructure – we're engineering opportunity. Every project is a future-ready ecosystem: sustainable, smart, and scalable.

Imran Amin

COO Message

Our vision is rooted in inclusive progress and purposeful execution. Through efficient, transparent, and future-focused practices, we're building environments where business, innovation, and quality of life thrive together.

Brig (R) Mansoor Tanjua





CBD NSIT SILICON CORRIDOR INITIATIVE

One Corridor. Infinite Possibilities.

Through the CBD NSIT Silicon Corridor, we have unified all our flagship IT and Technology-driven developments into one integrated ecosystem. This corridor serves as a centralized gateway where investors, innovators, and institutions can access every opportunity within Pakistan's first government-led, STZA-approved smart tech city.

Pakistan's gateway to the digital future.


STZA
Licensed
CBD NSIT City
Pakistan's Most Advanced
Future City
Backed by the Government of Punjab and STZA-approved, CBD NSIT City is Pakistan's most advanced, future-focused urban development. Spanning 800+ acres of opportunity — home to IT, education, and creative industries —engineered to redefine innovation, sustainability, and global investment.
• Purpose-built for technology, education, and creative sectors
• Silicon Block launched with high investor demand
• Backed by institutional regulatory support
• Green, resilient, future-ready infrastructure
Punjab Central Business District Development Authority - Government of the Punjab
CBD NSIT Silicon Corridor Initiative

Endless Possibilities

Strategic Location:
Adjacent to Lahore's Allama Iqbal International Airport, close proximity to Lahore Ring Road, Motorways, National Highways, and major urban centers.

STZA Licensed:
Officially granted the Zone Developer License from the Special Technology Zone Authority (STZA).

State-Led Backing:
Supported by Government of the Punjab, CBD Punjab, and aligned with the national Special Technology Zones Authority (STZA) vision.

Smart-City Infrastructure:
Equipped with cutting-edge urban planning, digital connectivity, sustainable solutions, and built-in resilience for future growth.

Ease of Doing Business:
Transparent policies, investor-friendly regulations, and a one-window facilitation center to simplify processes to accelerate growth.

Workforce Advantage:
Access to Pakistan's large, skilled, and tech-savvy talent pool, ready to drive digital and industrial innovation.

Clean Green Energy:
Commitment to renewable energy solutions, ensuring a sustainable and eco-friendly environment for businesses.

Global Accessibility:
Positioned as a gateway to regional and international markets, offering unparalleled opportunities for cross-border partnerships and growth.

WHAT'S ALREADY ACHIEVED

BUILDING TRUST. DELIVERING IMPACT.

A transparent beginning with 25 prime IT plots successfully allocated through open balloting.
Home to leading IT firms, startups, and global brands shaping Pakistan's digital future. Each partner represents confidence in the vision of CBD NSIT City —to build a world-class ecosystem of technology, enterprise, and progress.



Punjab Central Business District Development Authority - Government of the Punjab

SILICON BLOCK (PHASE-1)

IT TOWER / BUILDING

An STZA-licensed zone launched with strong investor demand, quickly emerging as the preferred destination for global tech giants, fast-scaling startups, and regional headquarters.

HAKSONS Builders & Development (Pvt.) Ltd. | NK | TJ PROPERTIES DEVELOPERS | INVESTORS | tkxel | AR AL REHMAN DEVELOPERS & TOWN PLANNERS
AVANCEON Tomorrow's solutions, today. | Al Qawi Technologies (Pvt) Ltd | AgPharma | URBAN RISE PRIVATE LIMITED | HIGH-Q
Imran Nazir & Khurram Shahzad | PACHEM GLOBAL (Pvt) Limited | Bridgeway Meadows | Zameen Crest (SMC- Private) | SUNCROP GROUP
Fatima Fertilizer Company Limited JV of Fatima and Arif Habib Group | MASTER SINCE 1963 | TECHABOUT



CBD NSIT Silicon Corridor Initiative

UNIVERSITY DISTRICT

This district hosts Punjab's first AI university and serves as a hub for international academic institutions. Designed to fuel Pakistan's knowledge economy, it offers dedicated zones for higher education, advanced research labs, and industry-linked talent pipelines, all built within a digitally integrated, future-facing ecosystem.

AI UNIVERSITY

Educational Excellence Limited

University of Central Punjab, Lahore, Pakistan 2002

MEDICAL UNIVESRSITY

novacare

(Imperial College Healthcare (NHS Trust), UK)

ASTRA

A flagship digital infrastructure project featuring Pakistan's first FDA-standard digital lab – built for enterprise-scale hosting, processing, and cloud security.

DATA CENTRE

MARI TECHNOLOGIES | MASTER SINCE 1963

DATA FORT | DIGIRACX EXPANDING OPPORTUNITIES



Punjab Central Business District Development Authority - Government of the Punjab



CBD NSIT Silicon Corridor Initiative

NSIT RESIDENCIA

This district emerges as a hallmark of modern planning, offering a rare opportunity to acquire premium land in one of Lahore's most forward-looking urban zone. The nearby public park and commercial zone within walking distance offer added lifestyle and value advantages, creating an ecosystem that integrates smart growth with day-to-day accessibility

RESIDENTIAL TOWER / APARTMENTS

Umar Safdar | ZAMEEN DEVELOPMENTS | **Muhammad Anwar Mianoor**



Punjab Central Business District Development Authority, Government of the Punjab

AVAILABLE OPPORTUNITIES

JOIN THE NEXT WAVE OF INNOVATION

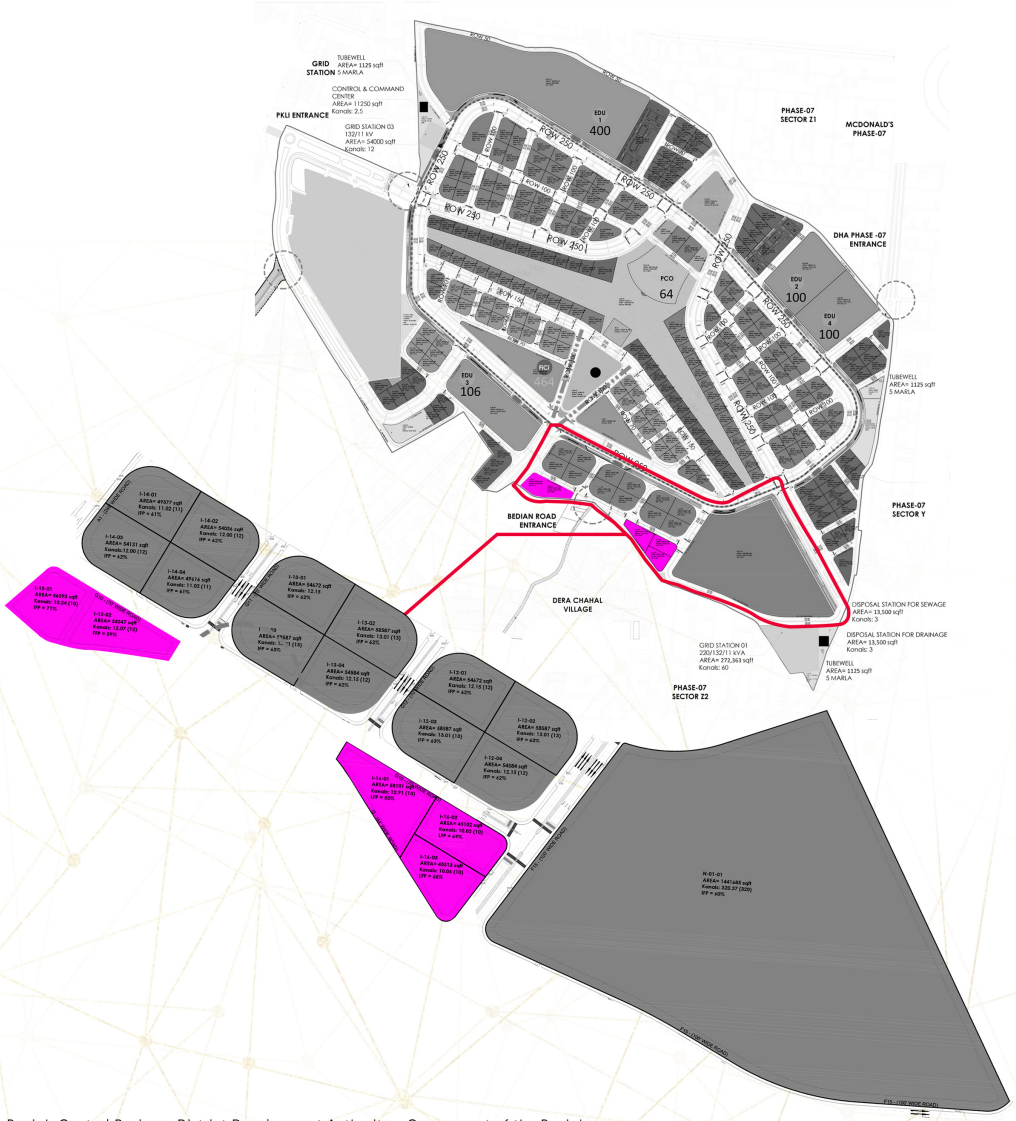
At CBD NSIT City, every project is a gateway to Pakistan's digital transformation. From intelligent infrastructure to innovation-driven workspaces, these opportunities offer a rare blend of strategic location, government-backed facilitation, and global scalability. Whether you invest in cutting-edge data centers, corporate towers, or academic hubs, you're investing in the future of technology in Pakistan.

YOUR INVESTMENT TODAY SHAPES THE INNOVATION OF TOMORROW.

CBD NSIT Silicon Corridor Initiative

ASTRA DATA CENTER

BACKBONE OF PAKISTAN'S DIGITAL INFRASTRUCTURE.



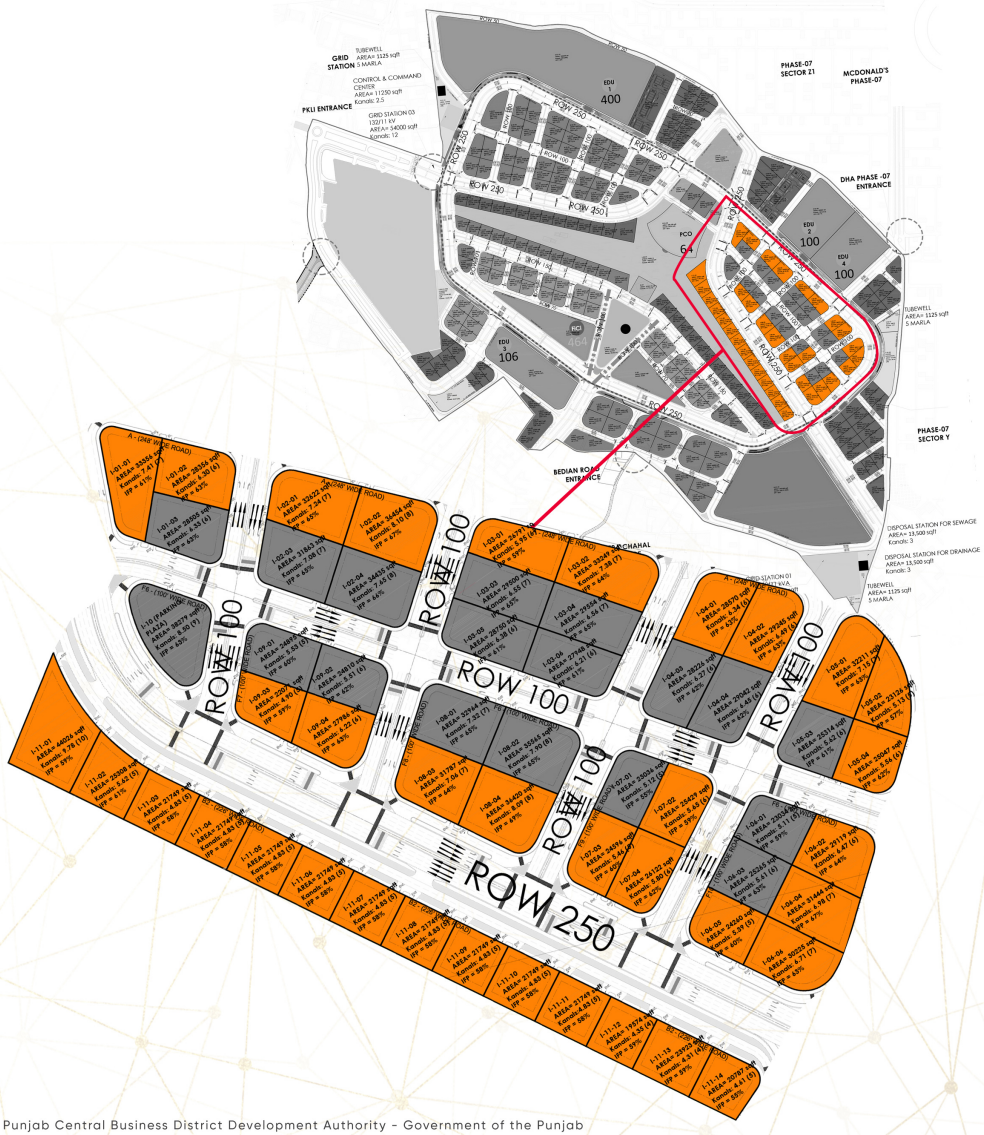
AVAILABLE OPPORTUNITIES

At Astra Data Centers, the land is priced at PKR 25 million per kanal with PKR 5 million per kanal as development charges. IT companies can avail a seven-year quarterly installment plan, along with a two-year grace period for land installment.

PLOT	PLOT TYPE	PLOT AREA	
		KANALS	SFT
I-15-01	ASTRA	10.24	46,080
I-15-02		12.07	54,360
I-16-01		12.91	58,101
I-16-02		10.02	45,102
I-16-03		10.06	45,313

SILICON BLOCK II

FUTURE-READY PLOTS FOR IT TOWERS AND TECH VENTURES.



AVAILABLE OPPORTUNITIES

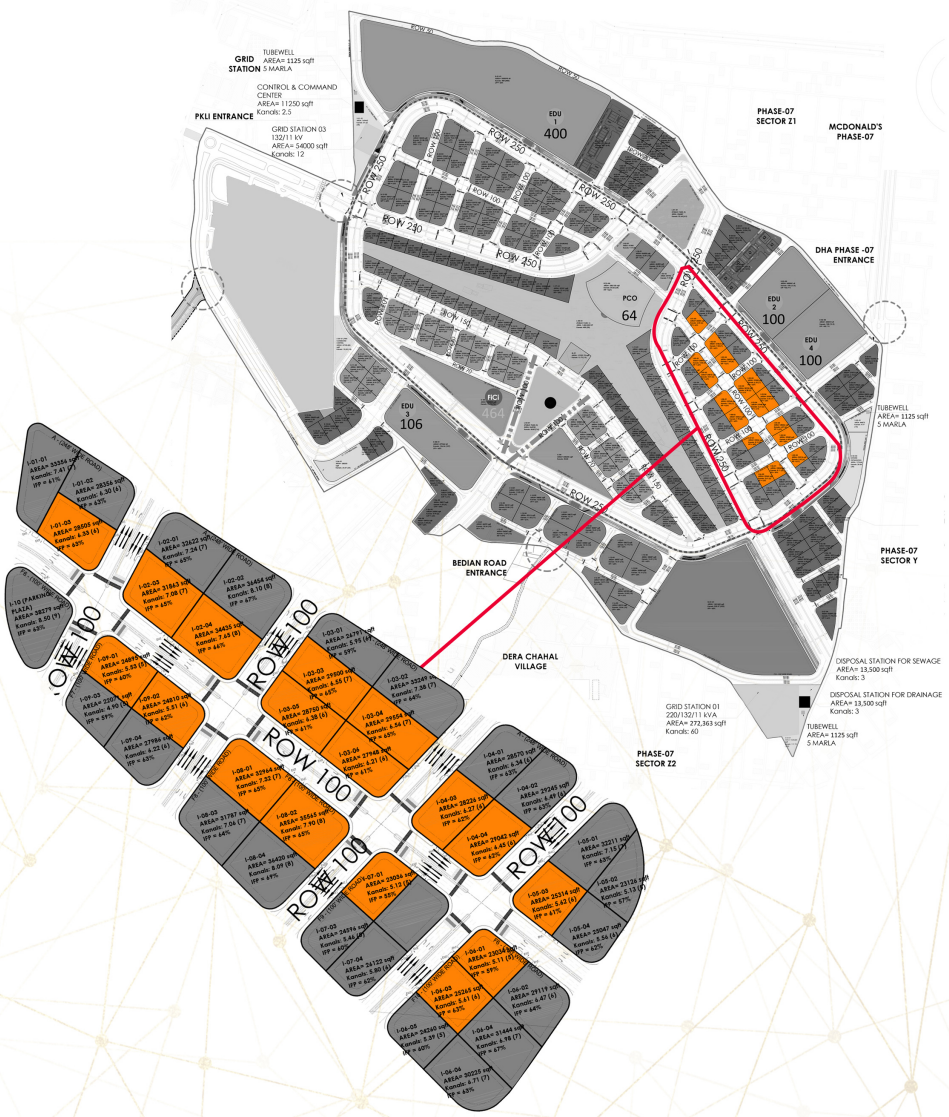
In Silicon Block–II, plots are available at PKR 160 million per kanal, with an additional PKR 20 million per kanal as development charges. A bi-annual installment plan is offered over five years for non-IT companies and seven years for IT companies, including a grace period for the second year applicable to the payment of land installment.

PLOT	TYPE	TITLE OF THE PLOT	Phase	FAR	PLOT AREA	
					KANALS	SFT
I-01-01	IT	SILICON	BLOCK-2	1:08	7.41	33,355.76
I-01-02				1:08	6.30	28,355.25
I-02-01				1:08	7.25	32,621.40
I-02-02				1:08	8.10	36,453.56
I-03-01				1:08	5.95	26,790.54
I-03-02				1:08	7.39	33,249.03
I-04-01				1:06	6.35	28,569.79
I-04-02				1:06	6.50	29,244.39
I-05-01				1:06	7.16	32,209.67
I-05-02				1:06	5.14	23,125.62
I-05-04				1:06	5.56	25,037.42
I-06-02				1:06	6.47	29,118.33
I-06-04				1:06	6.99	31,443.45
I-06-05				1:06	5.39	24,260.05
I-06-06				1:06	6.72	30,224.47
I-07-02				1:06	5.65	25,428.74
I-07-03				1:06	5.47	24,596.03
I-07-04				1:08	5.80	26,121.37
I-08-03				1:08	7.09	31,894.24
I-08-04				1:08	8.09	36,419.46
I-09-03				1:08	4.90	22,070.96
I-09-04				1:08	6.22	27,986.04
I-11-01				1:06	9.78	44,025.22
I-11-02				1:06	5.62	25,307.24
I-11-03				1:06	4.84	21,776.79
I-11-04				1:06	4.83	21,748.25
I-11-05				1:06	4.83	21,748.25
I-11-06				1:06	4.83	21,748.25
I-11-07				1:06	4.83	21,748.25
I-11-08				1:06	4.83	21,748.25
I-11-09				1:06	4.83	21,748.25
I-11-10				1:06	4.83	21,748.25
I-11-11				1:06	4.83	21,748.25
I-11-12				1:06	4.35	19,573.42
I-11-13				1:06	5.32	23,923.08
I-11-14				1:06	4.62	20,787.11

SILICON BLOCK

SILICON BLOCK II

FUTURE-READY PLOTS FOR IT TOWERS AND TECH VENTURES.



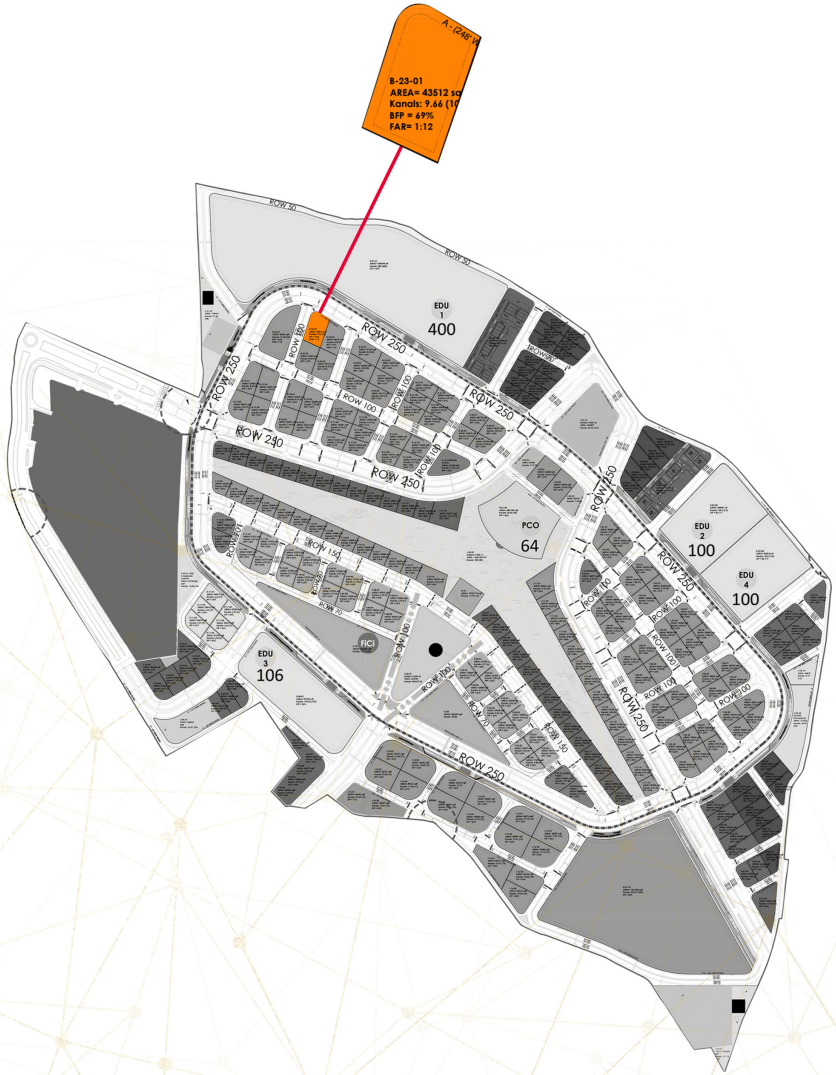
AVAILABLE OPPORTUNITIES FOR JOINT VENTURE (JV)

In Silicon Block-II, selected plots are also available for Joint Venture (JV) opportunities. The JV process starts with land identification and defining inventory sharing, followed by bidding and signing of the Joint Venture (JV) Agreement. Upon necessary approvals, construction begins with transparent fund management through an ESCROW account and regular progress reporting. The Authority's share will be in the form of inventory, with land provided by CBD Punjab and Transfered upon handing over the complete inventory to CBD Punjab of its share as per the Joint Venture (JV) Agreement.

PLOT	TYPE	TITLE OF THE PLOT	PHASE	FAR	PLOT AREA	
					KANALS	SFT
I-01-03	IT	SILICON	BLOCK-2	1:08	6.33	28,504.71
I-02-03				1:08	7.08	31,862.45
I-02-04				1:08	7.65	34,434.41
I-03-03				1:08	6.56	29,499.30
I-03-04				1:08	6.57	29,553.53
I-03-05				1:08	6.39	28,749.59
I-03-06				1:08	6.21	27,947.58
I-04-03				1:06	6.27	28,225.35
I-04-04				1:06	6.45	29,041.22
I-05-03				1:06	5.63	25,313.52
I-06-01				1:06	5.12	23,035.41
I-06-03				1:06	5.61	25,264.51
I-07-01				1:06	5.12	23,035.81
I-08-01				1:08	7.33	32,995.95
I-08-02				1:08	7.90	35,564.40
I-09-01				1:08	5.53	24,895.19
I-09-02				1:08	5.51	24,809.32

CELESTIA IT & OFFICE TOWER

HIGH-END CORPORATE OFFICES FOR TECH LEADERS.



AVAILABLE OPPORTUNITIES

The Celestia IT & Office Tower features units ranging from 500 to 5,500 sq. ft., priced at PKR 40,000 per sq. ft. for front-facing units and PKR 35,000 per sq. ft. for standard units. The payment plan spans three years, with a 20% down payment within 10 days of application, another 20% upon possession, and the remaining 60% payable over two years in equal quarterly installments post-possession.

FLOOR NUMBER	SALEABLE AREA (SFT)	UNIT DETAILS	UNIT-01	UNIT-03	UNIT-04	UNIT-05	UNIT-06	UNIT-08	UNIT-09	UNIT-13
7	10,982	Unit Size (SFT)	1,419	1,241	1,171	1,286	1,446	1,660	1,540	1,219
		Unit Number	7-TF-01	7-TF-03	7-TF-04	7-TF-05	7-TF-06	7-TF-08	7-TF-09	7-TF-13
		Total Price (PKR)	49,665,000	43,435,000	40,985,000	45,010,000	50,610,000	58,100,000	53,900,000	48,760,000

FLOOR NUMBER	SALEABLE AREA (SFT)	UNIT DETAILS	UNIT-03	UNIT-04	UNIT-05	UNIT-06	UNIT-08	UNIT-09
8	8,344	Unit Size (SFT)	1,241	1,171	1,286	1,446	1,660	1,540
		Unit Number	8-TF-03	8-TF-04	8-TF-05	8-TF-06	8-TF-08	8-TF-09
		Total Price (PKR)	43,435,000	40,985,000	45,010,000	50,610,000	58,100,000	53,900,000

FLOOR NUMBER	SALEABLE AREA (SFT)	UNIT DETAILS	UNIT-03	UNIT-04	UNIT-05	UNIT-06	UNIT-08	UNIT-09
9	8,344	Unit Size (SFT)	1,241	1,171	1,286	1,446	1,660	1,540
		Unit Number	9-TF-03	9-TF-04	9-TF-05	9-TF-06	9-TF-08	9-TF-09
		Total Price (PKR)	43,435,000	40,985,000	45,010,000	50,610,000	58,100,000	53,900,000

FLOOR NUMBER	SALEABLE AREA (SFT)	UNIT DETAILS	UNIT-01	UNIT-02	UNIT-03	UNIT-04
11	13,003	Unit Size (SFT)	4,642	3,156	-	5,205
		Unit Number	11-Office-01	11-Office-02	-	11-Office-04
		Total Price (PKR)	185,680,000	110,460,000	-	208,200,000

FLOOR NUMBER	SALEABLE AREA (SFT)	UNIT DETAILS	UNIT-01	UNIT-02	UNIT-03	UNIT-04
12	13,003	Unit Size (SFT)	4,642	3,156	-	5,205
		Unit Number	12-Office-01	12-Office-02	-	12-Office-04
		Total Price (PKR)	185,680,000	110,460,000	-	

Front Facing Units Regular Units



CBD NSIT Silicon Corridor Initiative

UNIVERSITY DISTRICT
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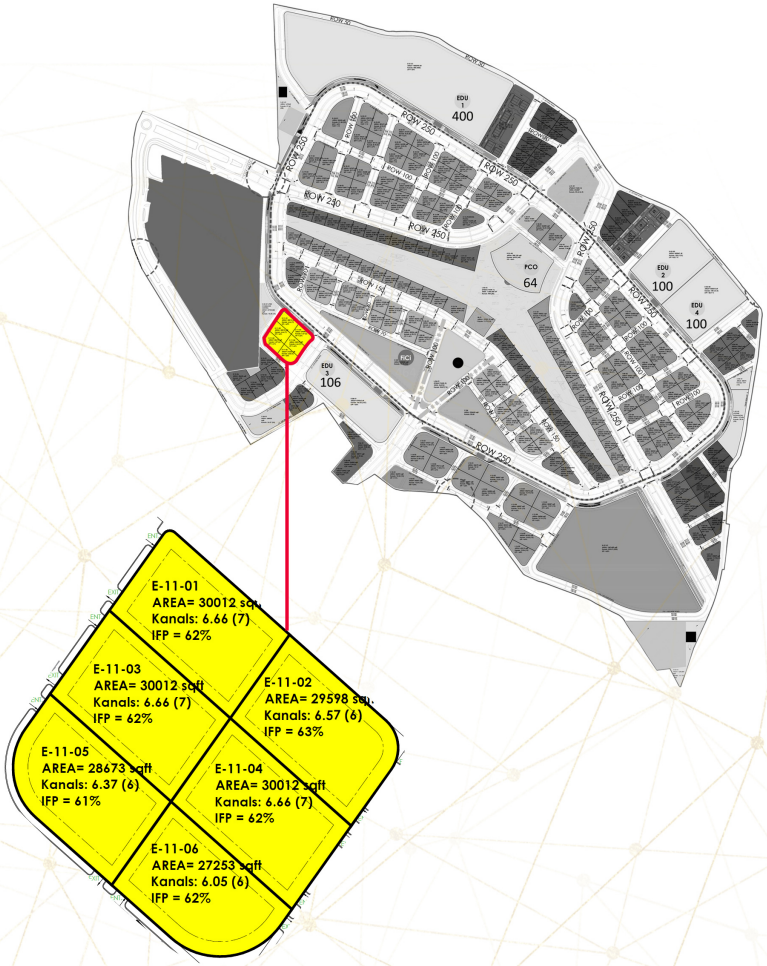
UNIVERSITY DISTRICT

ACADEMIC ALLIANCES AND R&D CAMPUSES.



AVAILABLE OPPORTUNITIES

In the University District, plots are offered at PKR 25 million per kanal with an additional PKR 5 million per kanal for development charges. Universities can benefit from a seven-year quarterly installment plan, accompanied by a two-year grace period for the payment of land installment.

PLOT	PLOT TYPE	PLOT AREA	
		KANALS	SFT
E-11-01	University District	6.66	30,012
E-11-02		6.57	29,598
E-11-03		6.66	30,012
E-11-04		6.66	30,012
E-11-05		6.37	28,673
E-11-06		6.05	27,253