



TAKMEEL
SQUARE



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PROJECT AIM

**To present the main features of upcoming commercial hub,
in DHA Bahawalpur - Takmeel Square**



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OUR INSPIRATIONAL MODELS
FAIRWAYS COMMERCIAL – DEFENCE RAYA
EMAAR BUSINESS DISTRICT 114

FAIRWAYS COMMERCIAL – DEFENCE RAYA



EMAAR BUSINESS DISTRICT 114





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LOCATION MAP

DHA Bahawalpur Map



DHA Bahawalpur Map

Total Area: 78.9 KANALS

8 GOALS TO CREATE A SUCCESSFUL COMMERCIAL COMPLEX



1 PROVIDE CLEAR HIERARCHY OF VEHICULAR & PEDESTRIAN CIRCULATION



2 PROVIDE SUSTAINABLE GREEN COMMUNAL AREAS



3 CREATE SMART INTERCONNECTED HUBS



4 CREATE BALANCED BLEND OF USES

8 GOALS TO CREATE A SUCCESSFUL COMMERCIAL COMPLEX



5 COMMERCIAL TO OFFER ENHANCED SHOPPING EXPERIENCE



6 PROMOTE HIGH QUALITY PUBLIC SPACES AND INFRASTRUCTURE



7 DEVELOPMENT IN HARMONY & UNIFORMITY



8 FOCUS ON PEDESTRIAN SCALE FOR THE DEVELOPMENT

KEY PRINCIPLES OF THE MASTERPLAN



SUPPORT & ENCOURAGE



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PEDESTRIAN CONNECTIONS



ACTIVITIES & DESTINATIONS

KEY FEATURES



| SR | DESCRIPTION | DETAILS | AREA SFT | % |
|----|----------------------------------|--------------|----------|--------|
| 1 | TOTAL PLOT AREA | 78.9 KANALS | 355,435 | |
| 2 | GROUND FLOOR PLOT COVERAGE | 31.35 KANALS | 141,092 | 39.66% |
| 3 | BASEMENT COVERED AREA | 14.3 KANALS | 67,366 | 18.95% |
| 4 | GROUND FLOOR ROADS & CIRCULATION | 31.18 KANALS | 140,310 | 39.4% |
| 5 | COMMUNAL AREAS | 6 KANALS | 27,713 | 7.79% |
| 6 | PARKING BAY AREA | 10.29 KANALS | 46,320 | 13.03% |

KEY FEATURES



| SR | DESCRIPTION | COUNT |
|----|-----------------------|-------|
| 1 | Total Number of Plots | 120 |
| 2 | Total Sitting Space | 520 |
| 3 | Basement Cars Parking | 244 |
| 4 | Total Car Parking | 761 |

COMMERCIAL AREA



| SR | DESCRIPTION | AREA SFT | Total Units |
|----|------------------------------|----------|-------------|
| 1 | 4 MARLA STANDARD COMMERCIALS | 69,318 | 77 |
| 2 | 6 MARLA STANDARD COMMERCIALS | 40,500 | 29 |
| 3 | 1.3 KANALS COMMERCIALS | 12,336 | 2 |
| 4 | IRREGULAR SIZES | 20,684 | 12 |



NORTH



KAABA

MASTER PLAN

Main Features of Layout Plan

Site Entrance Points

ELEVATOR | STAIR CORES

• VEHICULAR RAMPS TO & FROM BASEMENT PARKING

• **4 MARLA STANDARD COMMERCIALS 30'-0" X 30"**

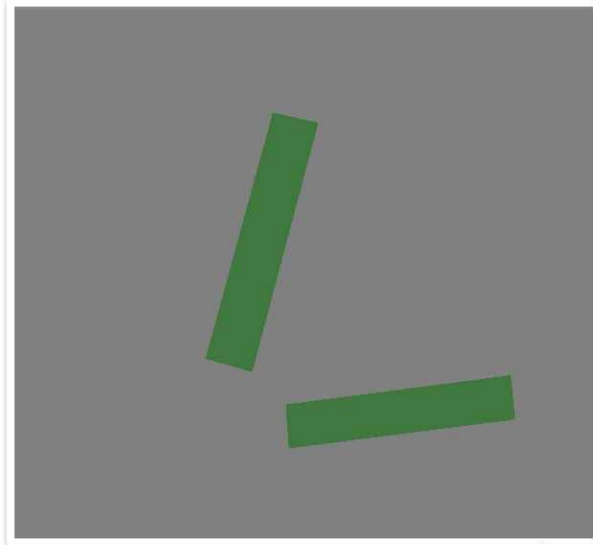
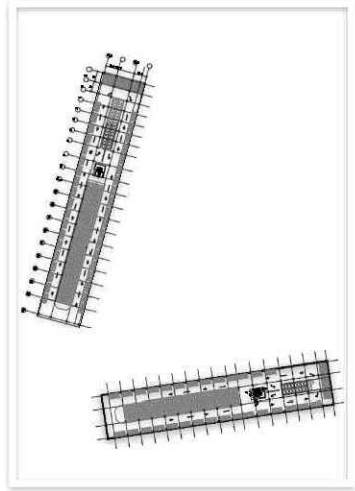
• **6 MARLA STANDARD COMMERCIALS 30'-0" X 45'-0"**

• COMMUNAL AREAS

• **1.3 KANALS COMMERCIALS**

• ENTRANCE GATE WAY

TAKMEEL BUSINESS DISTRICT



BASEMENT PARKING : 244 CARS

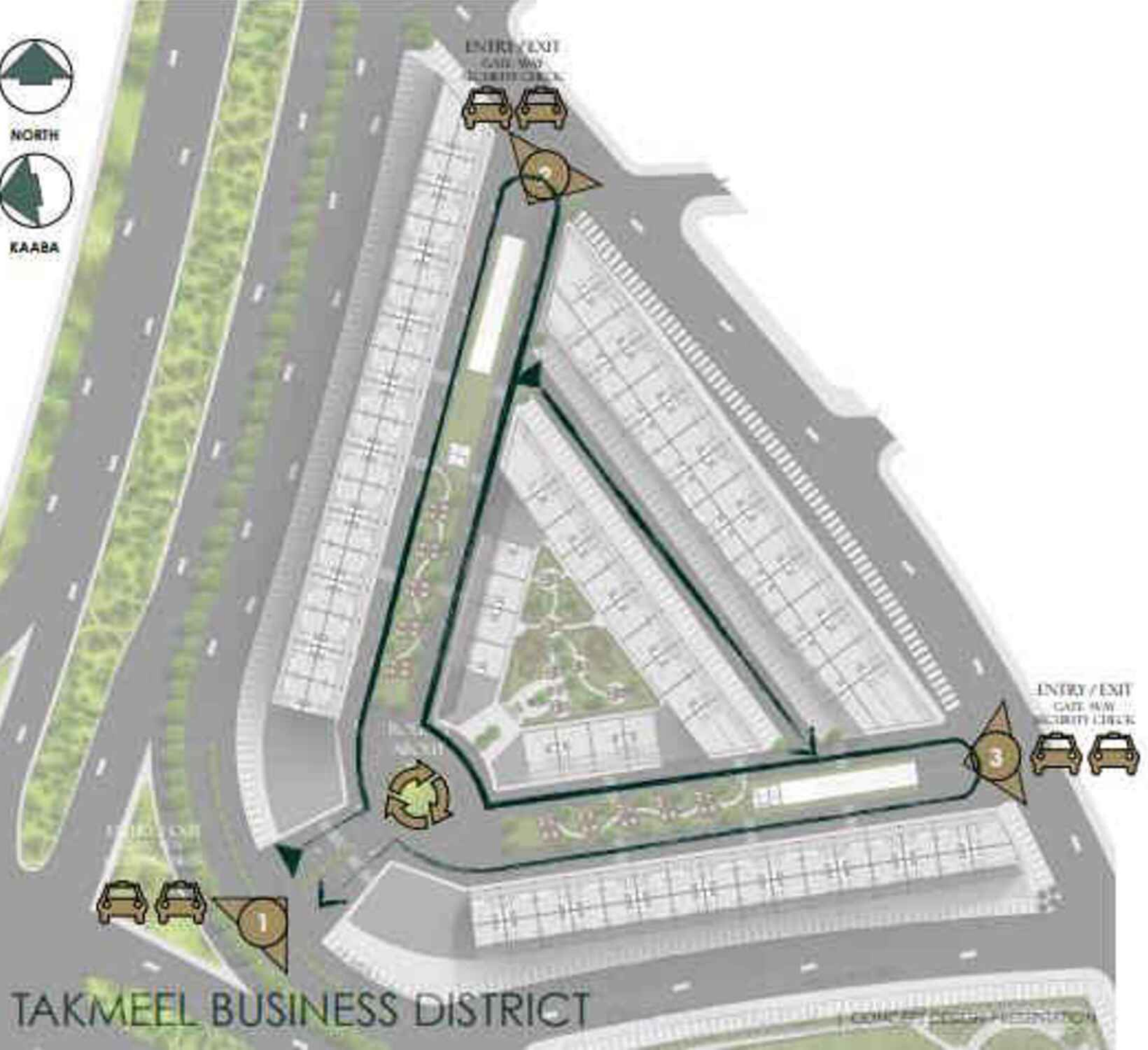
Electrical Charging Ports





MASTER PLAN
Access points & VEHICULAR movements
463 MP.100.1

SITE ENTRANCE / EXIT POINTS

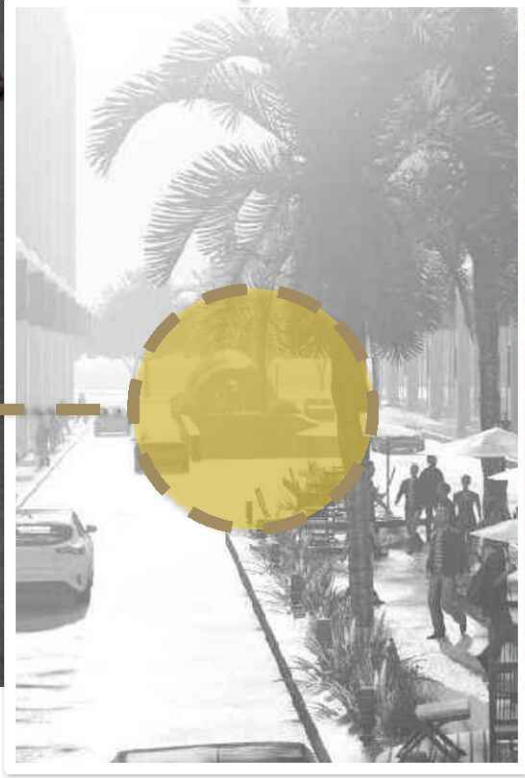


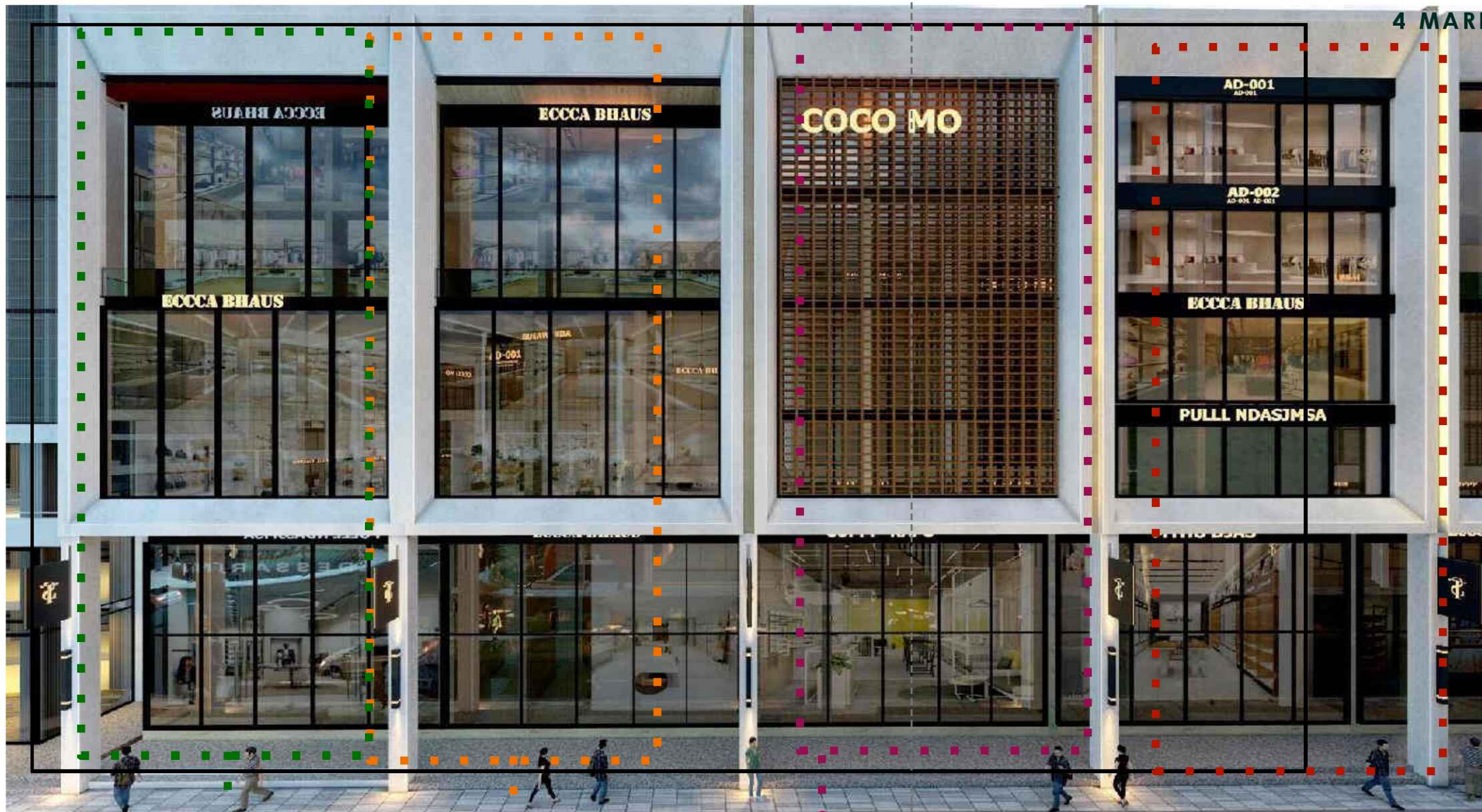
TAKMEEL BUSINESS DISTRICT

COMPASS DESIGN ARCHITECTURE

BASEMENT PLAN

Layout Plan A.100





THREE TENANTS

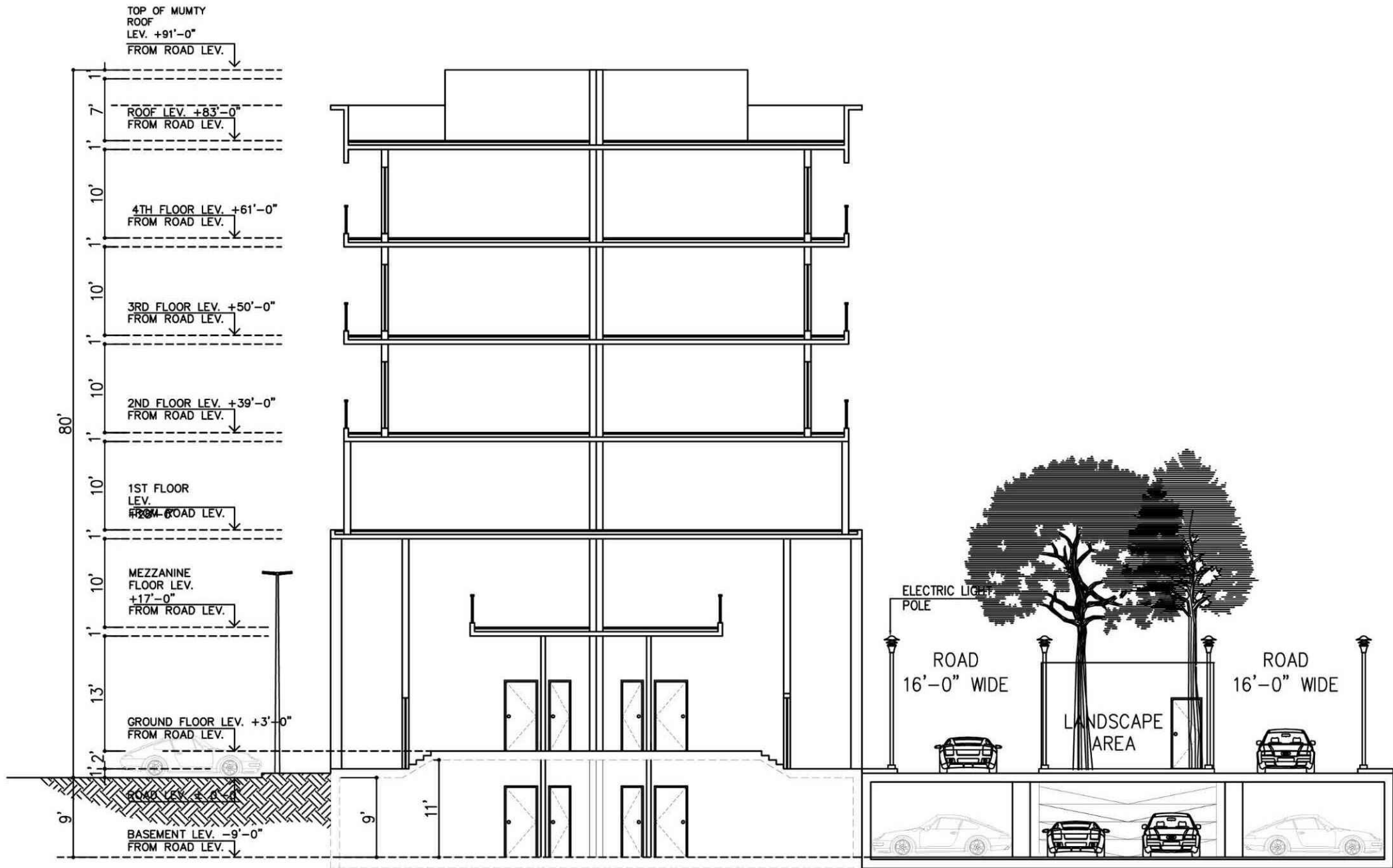
ONE TENANT BS & GF FLOORS
ONE TENANT 1ST - 2ND FLOORS
ONE TENANT 3RD - 4TH FLOORS

TWO TENANTS

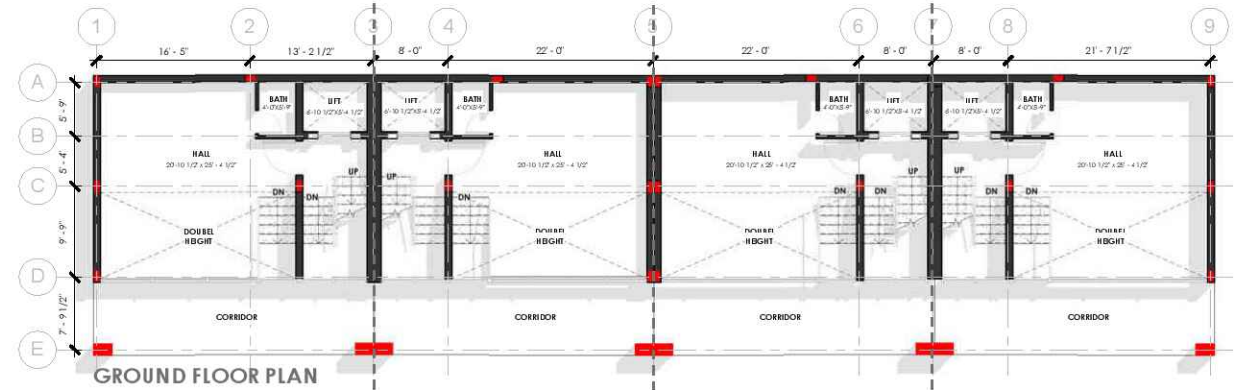
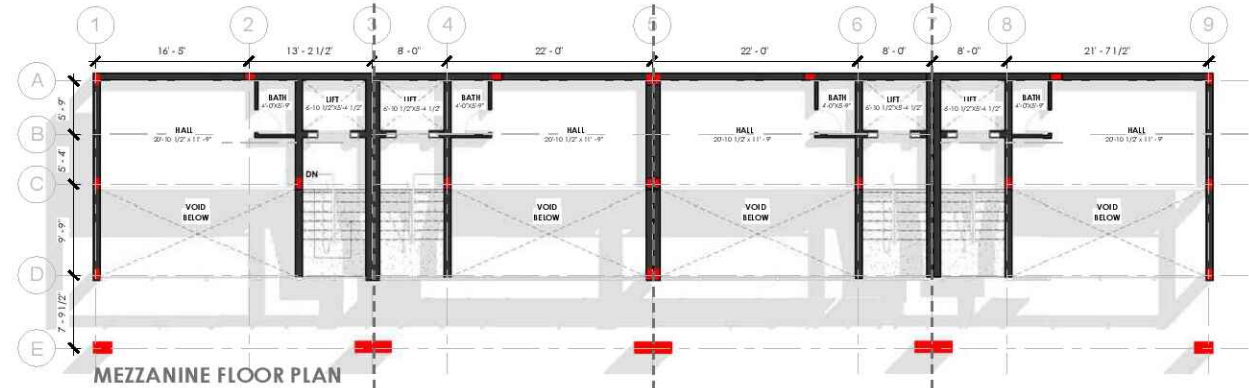
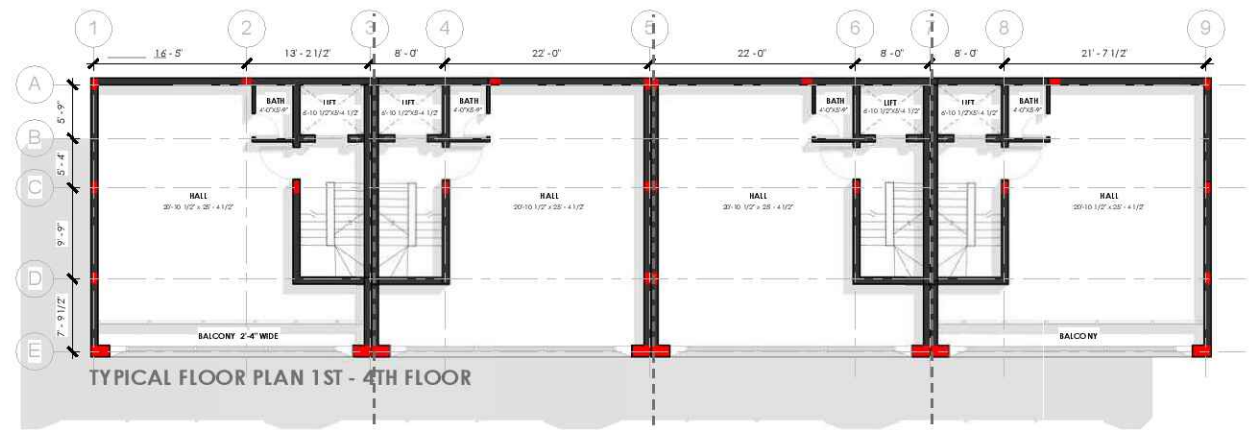
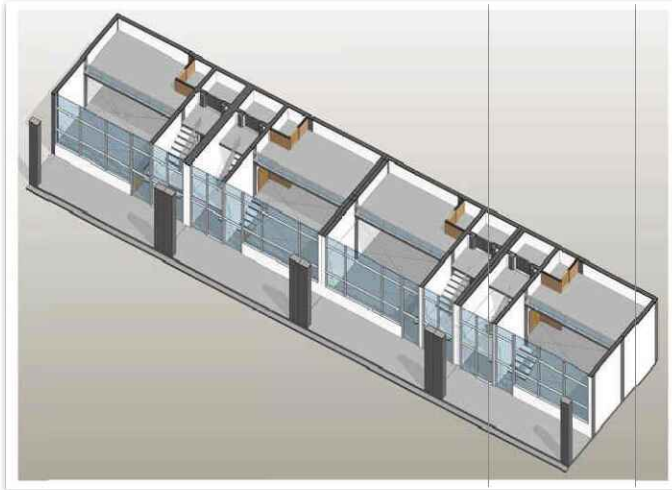
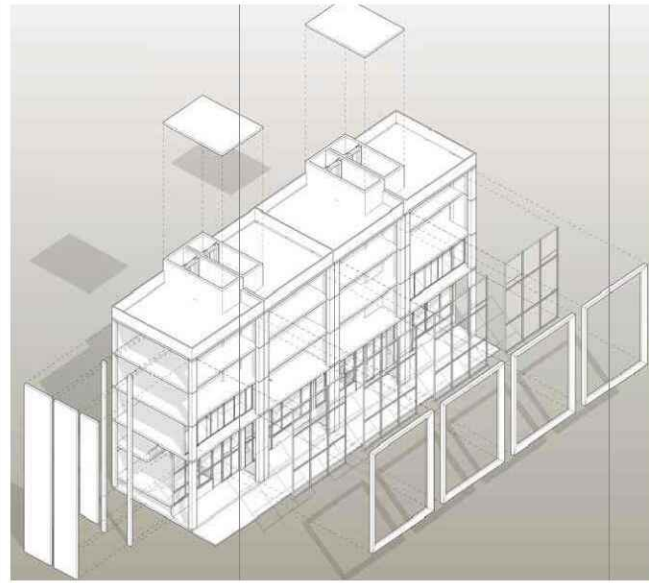
ONE TENANT BS & GF FLOORS
ONE TENANT 1ST - 4TH FLOORS

**SINGLE TENANT
ALL FLOORS**

**INDIVIDUAL TENANTS
ALL FLOORS**



4 MARLA COMMERCIAL
 ARCHITECTURAL DRAWINGS
 463 A.101



THREE TENANTS
 ONE TENANT BS & GF FLOORS
 ONE TENANT 1ST - 2ND FLOORS
 ONE TENANT 3RD - 4TH FLOORS

TWO TENANTS
 ONE TENANT BS & GF FLOORS
 ONE TENANT 1ST - 4TH FLOORS

SINGLE TENANT
 ALL FLOORS

INDIVIDUAL TENANTS
 ALL FLOORS



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PHASE 01
DEVELOPMENT

AUGMENTED REALITY VIEW 01

Master plan isometric
view 01 463



AUGMENTED REALITY VIEW 02

Master plan isometric view 02

463 mp.100.8





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AUGMENTED REALITY VIEW 03

Master plan isometric view 03
463 mp.100.9



AUGMENTED REALITY VIEW 04

Master plan isometric view 04

463 mp.100.10



AUGMENTED REALITY VIEW 04

Master plan isometric view 04

463 mp.100.11



Elevation View from Main Boulevard





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GLOW PARK

TOTAL SIZE 4-ACRES

PARK MASTER PLAN
Isometric view
Mp. 101.2

TBD



PARK MASTER PLAN

Isometric view

Mp. 101

TBD



AUGMENTED REALITY VIEW 14

Isometric view
Ar.113

TBD



AUGMENTED REALITY VIEW 11
Isometric view
Ar. 110



AUGMENTED REALITY VIEW 12

Isometric view

Ar.111



IMMERSIVE REALITY VIEW 13

From 3rd view
AR 13





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PHASE 02
DEVELOPMENT

AUGMENTED REALITY VIEW 01

Master plan isometric view 01

463 mp.100.7



AUGMENTED REALITY VIEW 02

Master plan isometric view-02
463 mp 100.8



AUGMENTED REALITY VIEW 03

Master plan isometric view 03

463 mp.100.9



AUGMENTED REALITY VIEW 04

Master plan isometric view 04
463 mp.100.10



AUGMENTED REALITY VIEW 02

Main piazza
Ar.101



AUGMENTED REALITY VIEW 03

Main piazza
Ar 1.02



AUGMENTED REALITY VIEW 04

Commercial boulevard
Ar. 103



AUGMENTED REALITY VIEW 06

Commercial boulevard

Ar. 105



AUGMENTED REALITY VIEW 08

Communal Areas

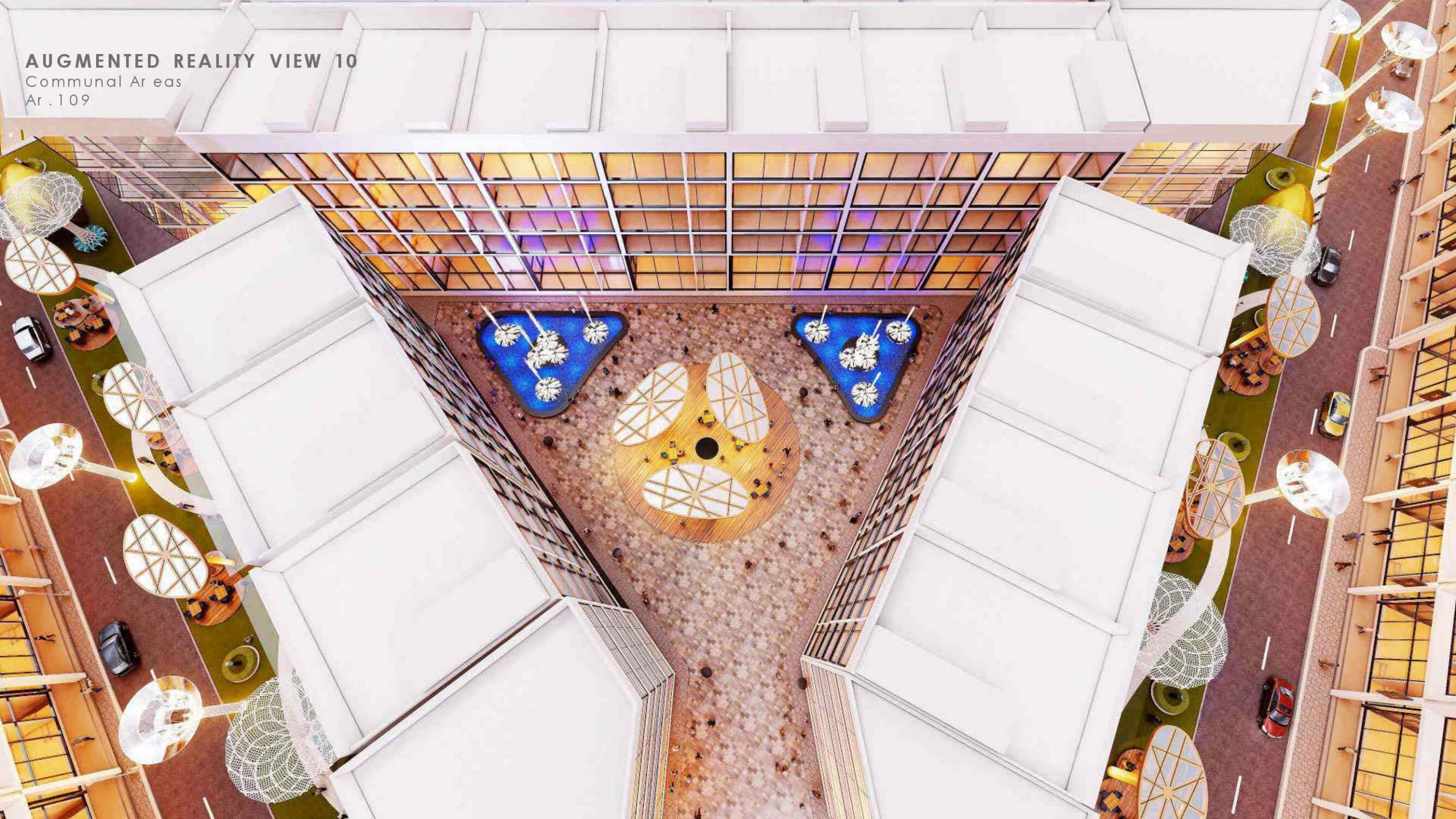
Ar. 107



AUGMENTED REALITY VIEW 09
Communal Areas
Ar. 108



AUGMENTED REALITY VIEW 10
Communal Areas
Ar. 109





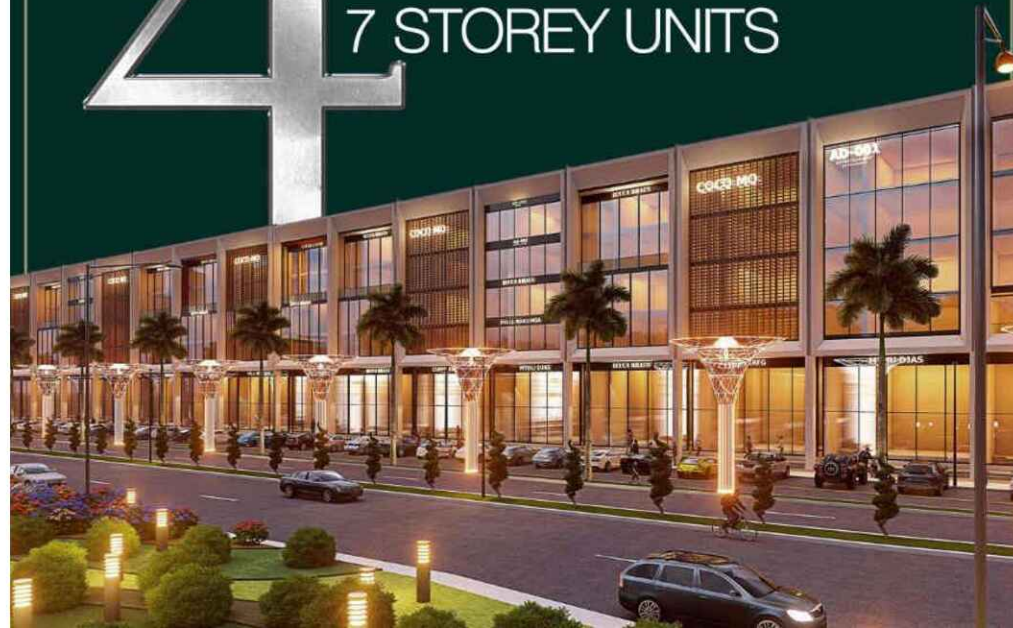
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PAYMENT PLAN

| Commercial Outlet | Total Price (PKR) | 30% Down Payment | 36 Monthly Instalments | 12 Quarterly Instalments |
|-------------------------------|-------------------|------------------|------------------------|--------------------------|
| Main Boulevard Facing - Front | 80,000,000 | 24,000,000 | 1,555,556 | 4,666,667 |
| Main Boulevard Facing - Back | 75,000,000 | 22,500,000 | 1,458,333 | 4,375,000 |
| Park Facing - Front & Back | 70,000,000 | 21,000,000 | 1,361,111 | 4,083,333 |

Note: Prices are subject to change without any prior notice.

4 MARLA COMMERCIAL 7 STOREY UNITS





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THANKYOU