





CAPITAL
SMART CITY

CAPITAL SMART CITY



INTRODUCTION

Future Developments Holdings Private Limited (FDHL) is a partner's consortium registered under Companies Ordinance 1984. National and international companies have joined hands together to form the world's next leading organization.

AIM

The successful Implementation of new ideas to bring new & improved products and services to the market. We are dedicated to provide state of the art modern living environment in residential zones and Innovative facilities in mega industrial zone.

FDHL DEVELOPMENT

Capital Smart City (CSC) is an initiative of Future Developments Holdings (FDH) Private Limited, which is one of the leading real estate developer and asset management company operating in Pakistan. To develop new state of the art smart cities with a focus on providing the luxury living & equal opportunity. FDH aims to provide integrated community that incorporated world-wide standards of sustainability with an active engagement towards quality.

OUR MEMBER COMPANIES:





SJ Master Planning is a Consultancy firm based in Singapore. The multi-disciplinary team provides holistic solutions for smart urban transformations. SJ global footprint covers all over the world, across Asia, Africa and the Middle East.

SURBANA JURONG

SJ's motto 'Building Cities, Shaping Lives' reflects its belief to

Create spaces and infrastructure services
where people live, work and play.
Shaping cities into homes with sustainable jobs where
communities and businesses can flourish.



WE DELIVER TOTAL URBAN, INFRASTRUCTURE AND ENGINEERING SOLUTIONS TO SUPPORT SOCIAL AND ECONOMIC GROWTH.

Surbana Jurong

Surbana Jurong Group is one of the largest Asia-based urban, infrastructure and management services consulting firms, with close to 70 years of track record in successful project delivery. Headquartered in Singapore, Surbana Jurong was formed through the merger of Surbana International, the building and development arm of Singapore's Housing Development Board (HDB) and Jurong International, the technical services arm of Singapore's JTC Corporation. Today, the Surbana Jurong

Group of companies comprises SMEC and Robert Bird Group in Australia, Sino Sun in China, AETOS, KTP and SAA Architects in Singapore, and B+H Architects in Canada. Surbana Jurong's global talent pool of over 16,000 employees from more than 120 offices in over 40 countries worldwide includes architects, designers, planners, engineers and other specialists are driven by progressive thinking and creative ideas to help shape a better future.

Surbana Jurong's technical experts deliver best-in-class solutions that cover the entire project life cycle from planning and design, through to delivery and management, and even decommissioning and closure. Surbana Jurong provides a full suite of consultancy services across a diverse range of sectors such as aviation, healthcare, hospitality, residential, transport, water and environment, energy and resources.

With a wealth of experience, Surbana Jurong has built more than a million homes in Singapore and developed over 100 industrial parks globally, building homes and designing cities that are socially, economically and environmentally sustainable, empowering communities to thrive.

Master Planning

Backed by an established track record of crafting master plans for projects in over 30 countries, Surbana Jurong is recognised globally as an established urban planning and design specialist. The master plans developed by Surbana Jurong shape communities by focusing on the economic, social and environmental aspects. Surbana Jurong understands, interprets and inspires a variety of deliverables to create convenient, equitable, healthy, efficient and attractive environments for the present and future generations.

BUILDING CITIES, SHAPING LIVES



50 years

**1 million
homes**

Drawn up masterplans
for over

30 countries

WE PROVIDE ONE-STOP CONSULTANCY SOLUTION ACROSS THE ENTIRE
VALUE CHAIN OF URBAN & INFRASTRUCTURE DEVELOPMENT

Snowy Mountains
**1 of 7
engineering
wonders**
of the modern world

SMEC ranked **48** in
ENR 2016
Top 225
International Design Firms

Developed over

50
Industrial parks
worldwide

Sino-Sun ranked one of
the **Top 20**
privately owned
design institutes in
China

Professional
Engineers behind
**Changi
Airport's
Project Jewel**

Total security solutions
provider with
**state-of-the-
art** technology
equipment

INTRODUCTION TO HRL



HRL
HABIB RAFIQ (PVT.) LTD.

BRIEF PORTFOLIO

**66 Years of Commitment, Delivery
& Excellence**

Over 10,000 Employees

**Over 12,000 Acres Housing Infrastructure
Development**

HRL
HABIB RAFIQ (PVT.) LTD.

POWER & ENERGY



1180 MW CCPP, BHIKKI



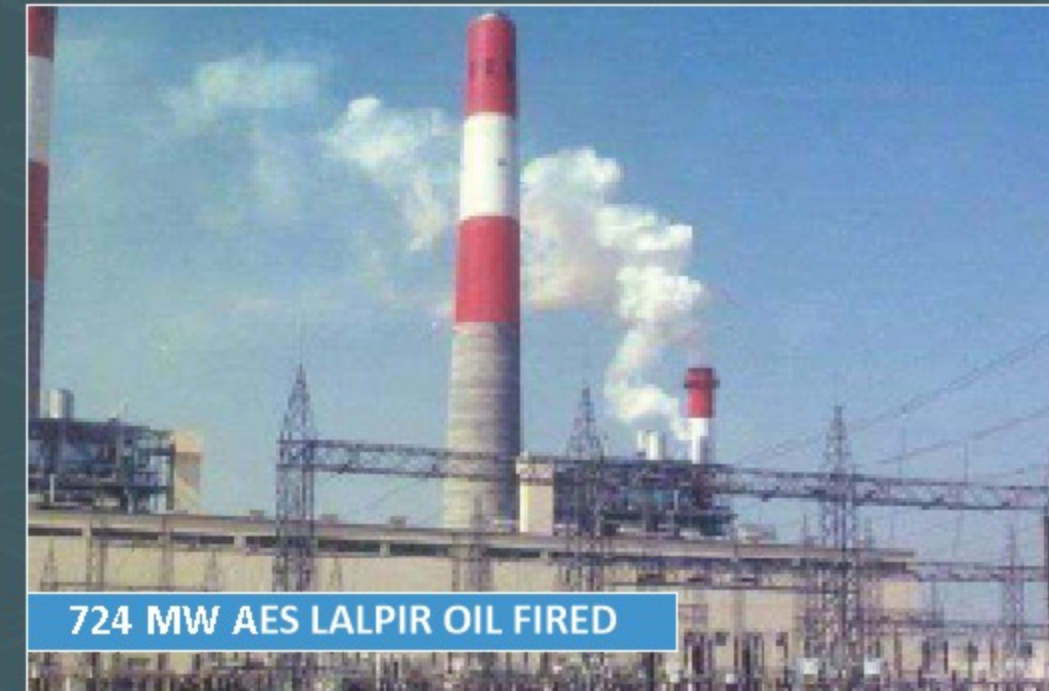
1223 MW CCPP, BALLOKI



747 MW GUDDU POWER PLANT



22 MW JABBAN HYDROELECTRIC



724 MW AES LALPIR OIL FIRED



2 X 660 MW COAL FIRED SAHIWAL

HRL
HABIB RAFIQ (PVT.) LTD.

SERVING INDUSTRIES

POWER & ENERGY

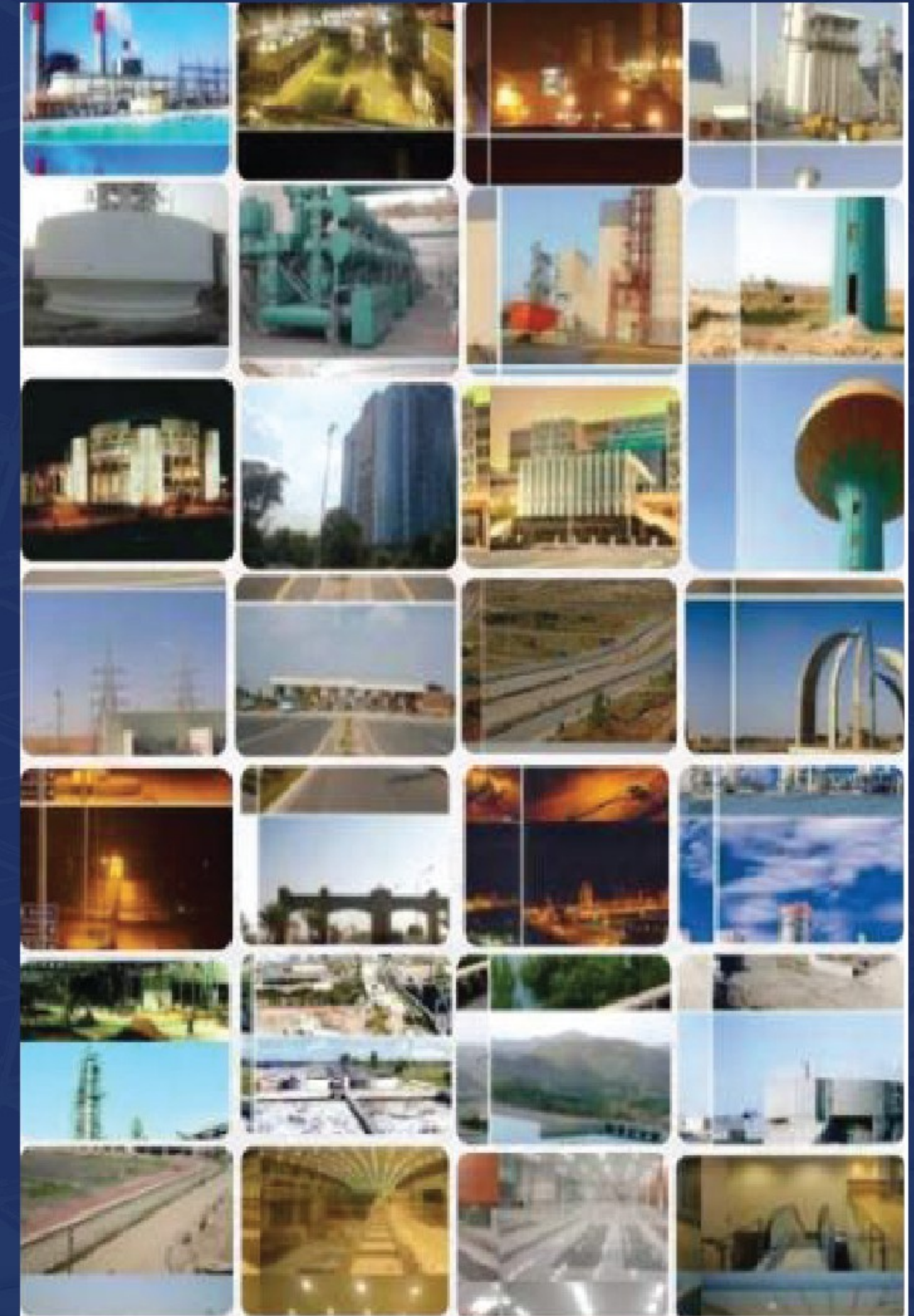
Thermal Power
Hydro Power
Coal Power
Wind Power

PROCESS INDUSTRIES

Oil Refineries
Fertilizers
Chemical Plants
Water Treatment Plants
Effluent Treatment Plants

INFRASTRUCTURE

Housing Schemes
Airports, Runways
Motorways
High Rise Buildings



PROCESS INDUSTRIES



NESTEL EGRON -2 PROJECT



TETRA PAK LAHORE -2 PROJECT



ATTOCK OIL REFINERY



FOUJI FERTILIZER COMPLEX



COCO COLA BEVERAGES PAKISTAN LTD.



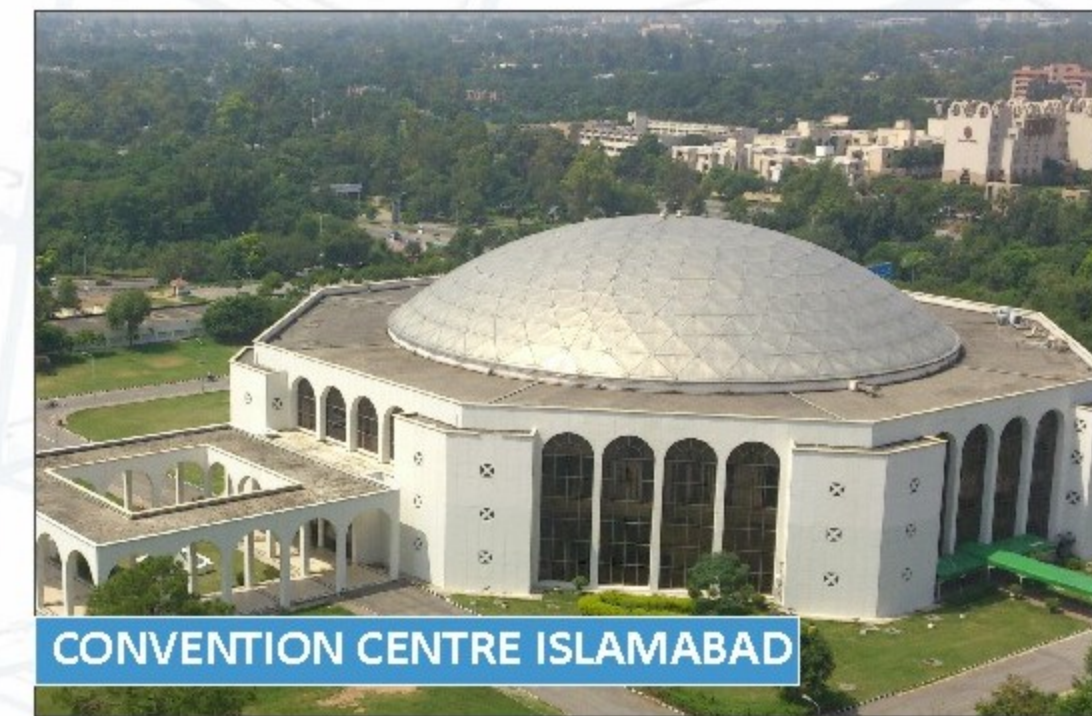
PARCO OIL REFINERY

HRL
HABIB RAFIQ (PVT.) LTD.

INFRASTRUCTURE



DEVELOPMENT



LAND MARK ACHEIVEMENTS



75% of Pakistan's
Thermal Power



Pakistan's First Green Field
Refinery Project
PARCO Mid Country Oil
Refinery, Pakistan 100,000 BPD
Capacity

12,500 MW Power
Projects Completed
till 2019



The Largest Infrastructure
Developer of Pakistan
Constructed/Developed More
Than 10,000 Km Road Network



New Multan International
Airport - The First-Ever Pakistani
Project, independently Built on
Turn-Key Basis



Convention Center Islamabad
Designed, Built and Operated
Ahead of Schedule
in 11 Months

Icon Towers Karachi
Tallest Building in The Region
with 67 Stories



HRL Housing Portfolio
Royal Orchard
Multan | Sahiwal | Sargodha



YOUR HOME IN NATURE



ISLAMABAD RANKED AS THE 2ND MOST BEAUTIFUL CAPITAL IN THE WORLD.

THE TRANQUILITY & PEACE ARE ENTHRALLING HERE ENRICHED WITH PICTURESQUE FOREST INTERMINGLED WITH WATERFALLS SURROUNDED BY URBAN LANDSCAPE.

CSC BEING THE PANICLE OF CONTEMPORARY LIFE STYLE AROUND ISLAMABAD HAS THE MOST SPECTACULAR VIEWS WITH LUSH GREEN AREAS OF A BLEND OF STREAMS, LAKES & MOUNTAINS.

DESIGNICON



CSC IS A PROJECT DESIGNED FOR MODERN EMERGING LIVING.

IT IS GOING TO BE A VIBRANT HUB FOR COMMERCIAL & FINANCIAL ACTIVITIES BECAUSE OF ITS TYPICAL LOCATION SITUATED ON EASTERN CPEC ROUTE.

BEING INTEGRATED WITH ALL THE SMART FEATURES IT IS "PIONEERING THE SUSTAINABLE FUTURE"

DESIGNICON

MASTER PLAN OVERVIEW



CAPITAL SMART CITY
BIRD'S EYE VIEW

CAPITAL SMART CITY

I S L A M A B A D

CULTURAL AND TRADITIONAL ICON

CSC IS FOLLOWING THE TRADITION OF ISLAMABAD BY ADAPTING NEW TRENDS OF MODERN LIVING AND SHIFTING TOWARDS SMART AND EFFICIENT LIFESTYLE.

CSC IS FOLLOWING THE TRADITION OF PAKISTAN BY ADAPTING TRENDS SHIFTING TOWARD SMART & EFFICIENT LIFESTYLE.

CSC IS THE FINEST SMART CITY OFFERING UNIQUE DESIGNED ARCHITECTURE WHICH RECOGNIZES THE DIFFERENT NEEDS OF USERS.

RAWAL LAKE

PARLIAMENT HOUSE

CONVENTION CENTER

PAKISTAN MONUMENT

BLUE AREA

RAWALPINDI CITY CENTAURUS



ISLAMABAD INTERNATIONAL AIRPORT

FAISAL MOSQUE

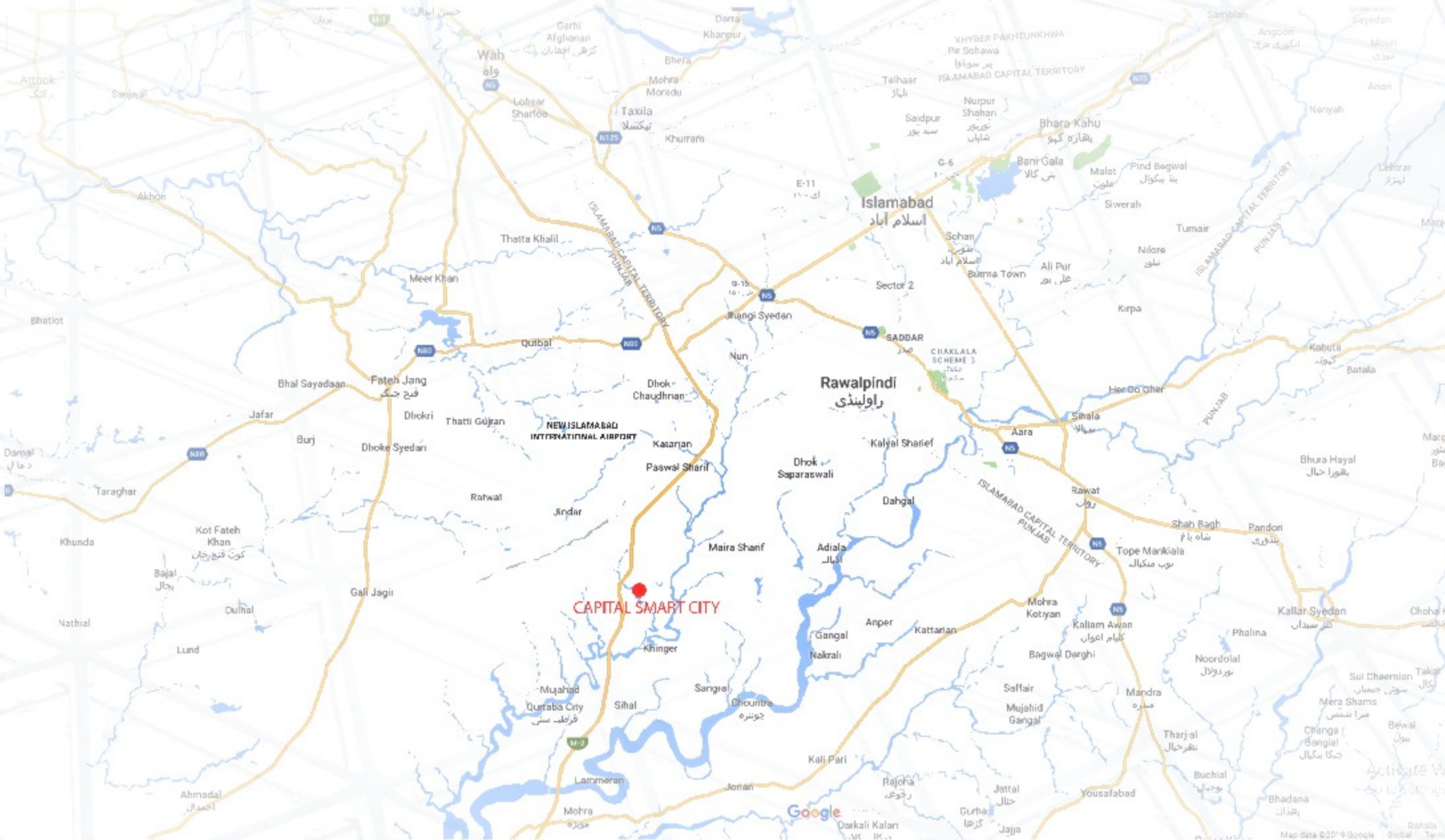
CONCEPT OF CAPITAL SMART CITY

Capital Smart City aims to become the first ever smart city in Pakistan and a model for sustainable development. Concept of smart city revolves around a comprehensive urban management model which promotes Efficiency, Mobility, Growth & Urbanize Artier . It leverages and mobilizes modern technology to enable cities to function more reliably and continuously.

CSC is poised to establish itself as a regional centre of economic, commercial, health, educational & recreational housing and tourism facilities. The existing natural elements of forests, hills and rivers surrounding the site provides scenic views, vistas and Lush green corridors.

KEY PLAN

IN VIEW OF GROWING HOUSING DEMAND IN THE TWIN CITIES, FDHL INTENDS TO BUILD A QUALITY HOUSING PROJECT ON M2 MOTORWAY NEAR NEW ISLAMABAD INTERNATIONAL AIRPORT, FALLING ON THE EASTERN ROUTE OF CPEC.



Excellent Location
along M2 Motorway with
High Value Development
Potential



5 - 7 minutes drive
from New Islamabad
International Airport



Seamless BRT Connection
to New Islamabad International
Airport & Islamabad City



22 minutes drive
from Islamabad & Rawalpindi
City Centres

A MODEL FOR SUSTAINABLE DEVELOPMENT

SMART ECONOMY

SMART HOUSING

SMART ENVIRONMENT



- TO BE THE MOST ECO-FRIENDLY DEVELOPMENT IN THE REGION.
- TO PROMOTE INTEGRATED SOLID WASTE MANAGEMENT AND RESPONSIBLE USAGE OF THE RESOURCES.
- TO PROVIDE ADEQUATE AND RELIABLE WATER SUPPLY.
- TO ENSURE AVAILABILITY AND RELIABILITY OF POWER SUPPLY.



- TO CONSERVE NATURAL RESOURCES AND ENSURE ZERO NET LOSS OF NATURAL AREAS.
- TO BECOME AN ATTRACTIVE CITY OF NATURAL VISTAS AND SCENERIES.
- TO BECOME A CONVENIENT AND WALKABLE CITY.



- TO BECOME THE FIRST COMMERCIAL CENTRE IN THE REGION; COMPLEMENTING THE NEW INTERNATIONAL AIRPORT.
- TO ATTRACT INTERNATIONAL BUSINESSES AND INVESTMENT
- TO CREATE VARIETY OF JOB OPPORTUNITIES IN COMMERCIAL AND SERVICE SECTORS.



- IN COMMERCIAL AND SERVICE SECTORS.
- TO PROVIDE STATE OF THE ART TRANSPORT INFRASTRUCTURE WITH HIGH EFFICIENCY TO SUPPORT CITY AND REGIONAL GROWTH.
- TO ACHIEVE A SUSTAINABLE TRANSPORTATION SYSTEM.
- TO ENSURE THAT WELL-CONNECTED NETWORKS ARE ESTABLISHED FOR ROAD USERS, PEDESTRIANS, CYCLISTS AND OTHER FUTURE MOBILITY NEEDS.



- TO DESIGN RESILIENT SOCIAL INFRASTRUCTURE.
- TO SET AN EXAMPLE FOR MIXED USE AND RESIDENTIAL DEVELOPMENTS.
- TO BECOME AN EXEMPLARY MODEL FOR COMMUNITY PLANNING IN THE REGION.
- TO CREATE CONVENIENT ACCESS TO FULL RANGE OF FACILITIES.

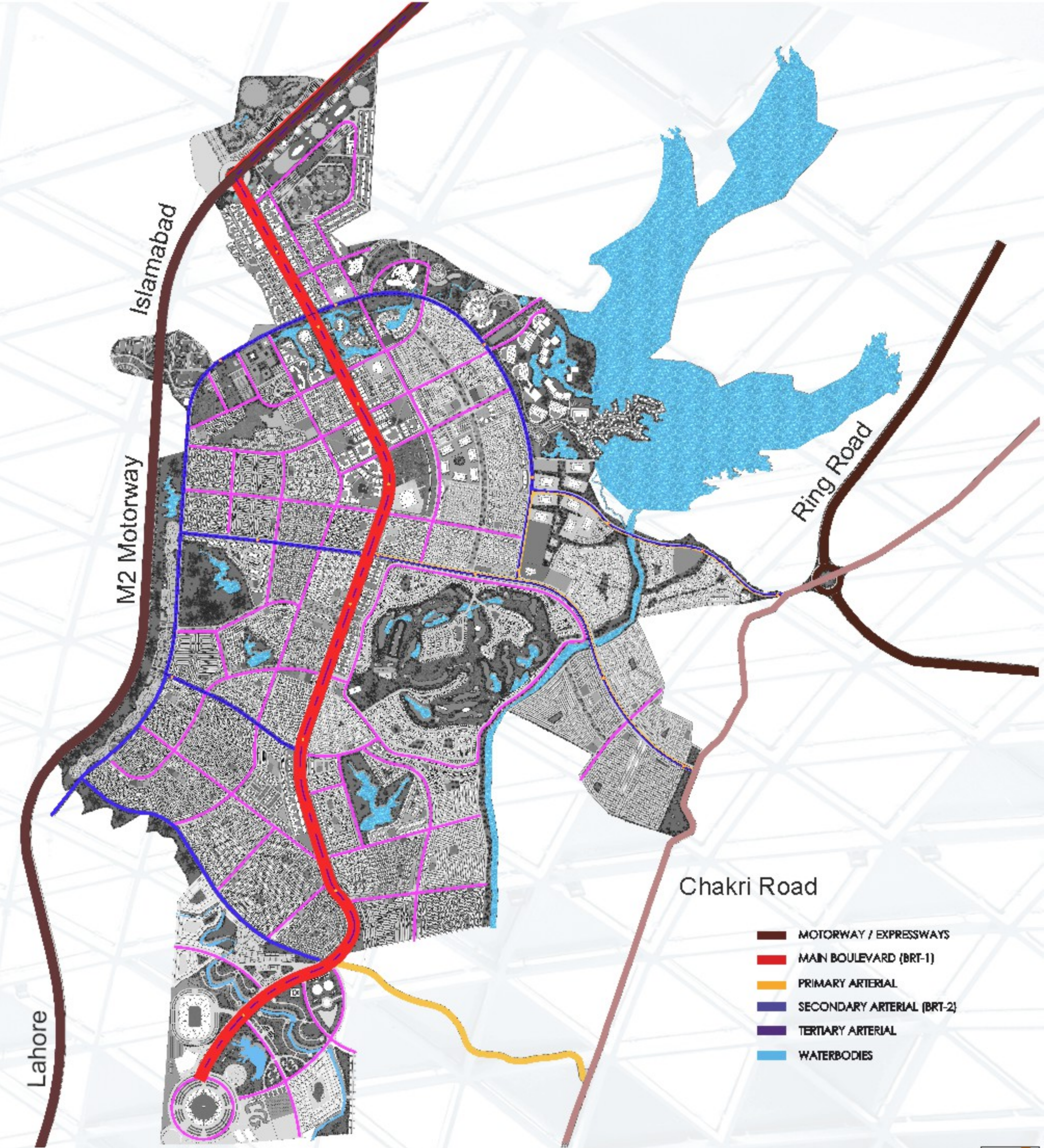


- TO BECOME A DESTINATION FOR BOTH INTERNATIONAL AND LOCAL RESIDENTS.
- TO BECOME A NEW RELIGIOUS CENTRE WITH UNIQUE IDENTITY AND ARCHITECTURE.
- TO BECOME A POST CARD CITY WITH ICONIC FEATURES AND SCENERIES.

INTEGRATED ROAD NETWORK



400' WIDE CENTRAL BOULEVARD (18 -LANE)
Main gateway to CSC from M2
Motorway



INTEGRATED BRT TRANSPORT SYSTEM

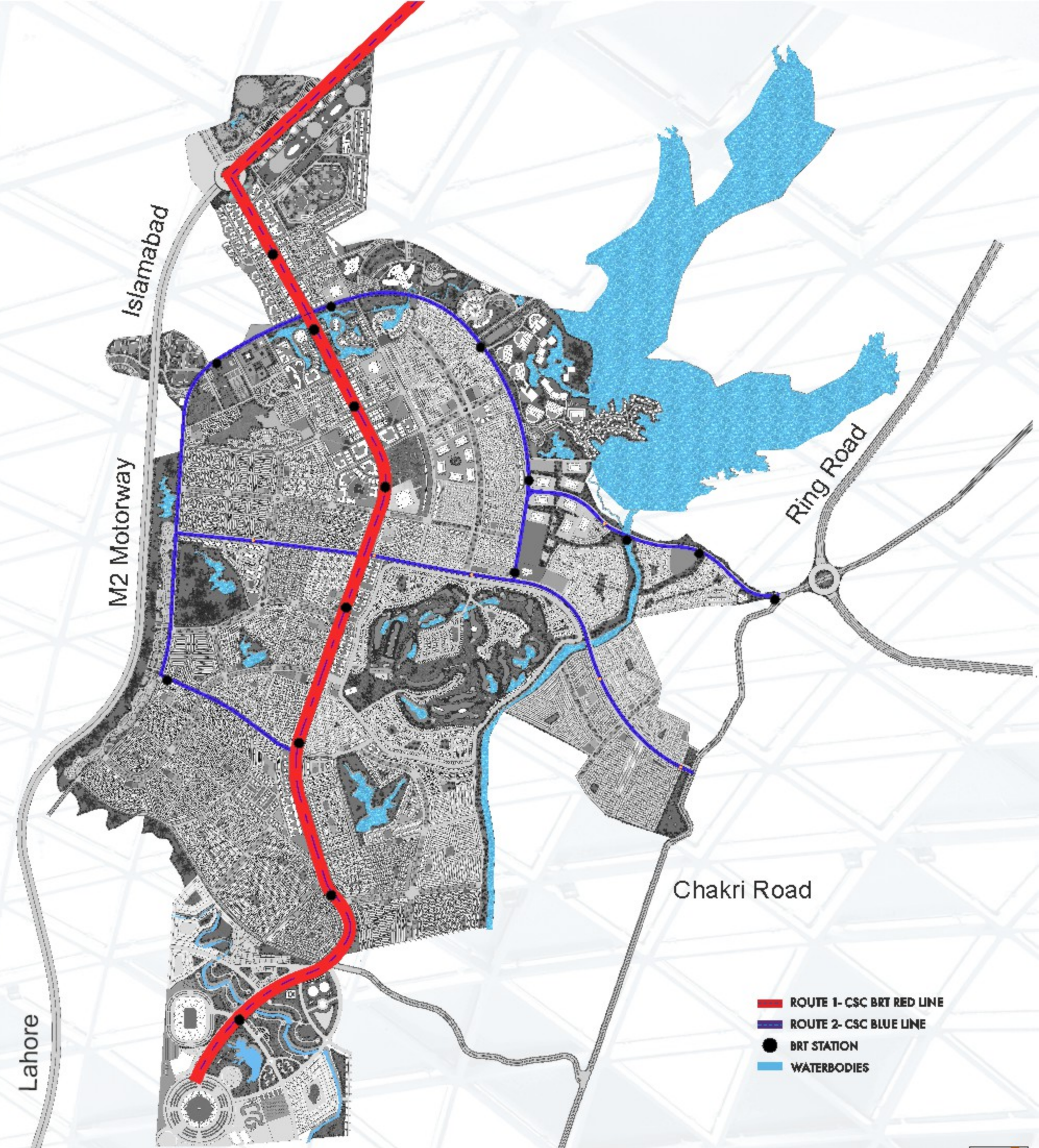


INTEGRATED METRO BUS SYSTEM

Bus Rapid Transit System
serving along two major
transport corridors



PUBLIC TRANSPORT HUBS
Integrated commercial nodes
with multimodal transport
interchanges



EXPANDING GREEN IDENTITY



35 MILES RECREATION TRAIL

ALONG ECO SPINE AND RIVERS
WITHIN A SEAMLESS NETWORK



600 KANAL CENTRAL PARK

INTEGRATED WITH THE GRAND
MOSQUE AND FINANCIAL SQUARE
AS TOURISM DESTINATION



100% PROTECTION

OF ALL RIVERS, NATURALS AREAS
AND SLOPES GREATER THAN 30%
SAFEGUARDING VISTAS AND SCENERIES



20M² OPEN SPACE/PERSON

INCLUDING A VARIETY OF SPORTS,
RECREATION, CULTURE, COMMUNITY
GARDEN FACILITIES



LAND USE

LEGEND

- Residential
- Commercial
- Mixed Use
- Religious Facility
- Education Facility
- Health Facility
- Special Facility
- Passive Green Recreation
- Active Green Recreation
- Protected Area
- Waterbodies

Lahore

M2 Motorway

Islamabad

Chakri Road

Ring Road

DEVELOPING THE STRUCTURE

CAPITAL SMART CITY, ISLAMABAD

TOWNSHIP LEVEL

- 1 Town Centre/CBD
- 1 City Park
- 1 University
- 1 Regional Hospital
- 1 Fire Station
- 1 Grand Mosque
- 1 Sports/Recreation Centre

NEIGHBOURHOOD LEVEL

- 7 Nb. Centres
- 7 Nb. Parks
- 7 Secondary Schools
- 7 Libraries
- 4 Community Centres
- 4 Polyclinics
- 4 Colleges
- 4 Fire Brigades
- 4 Main Mosques
- 13 Big Mosques

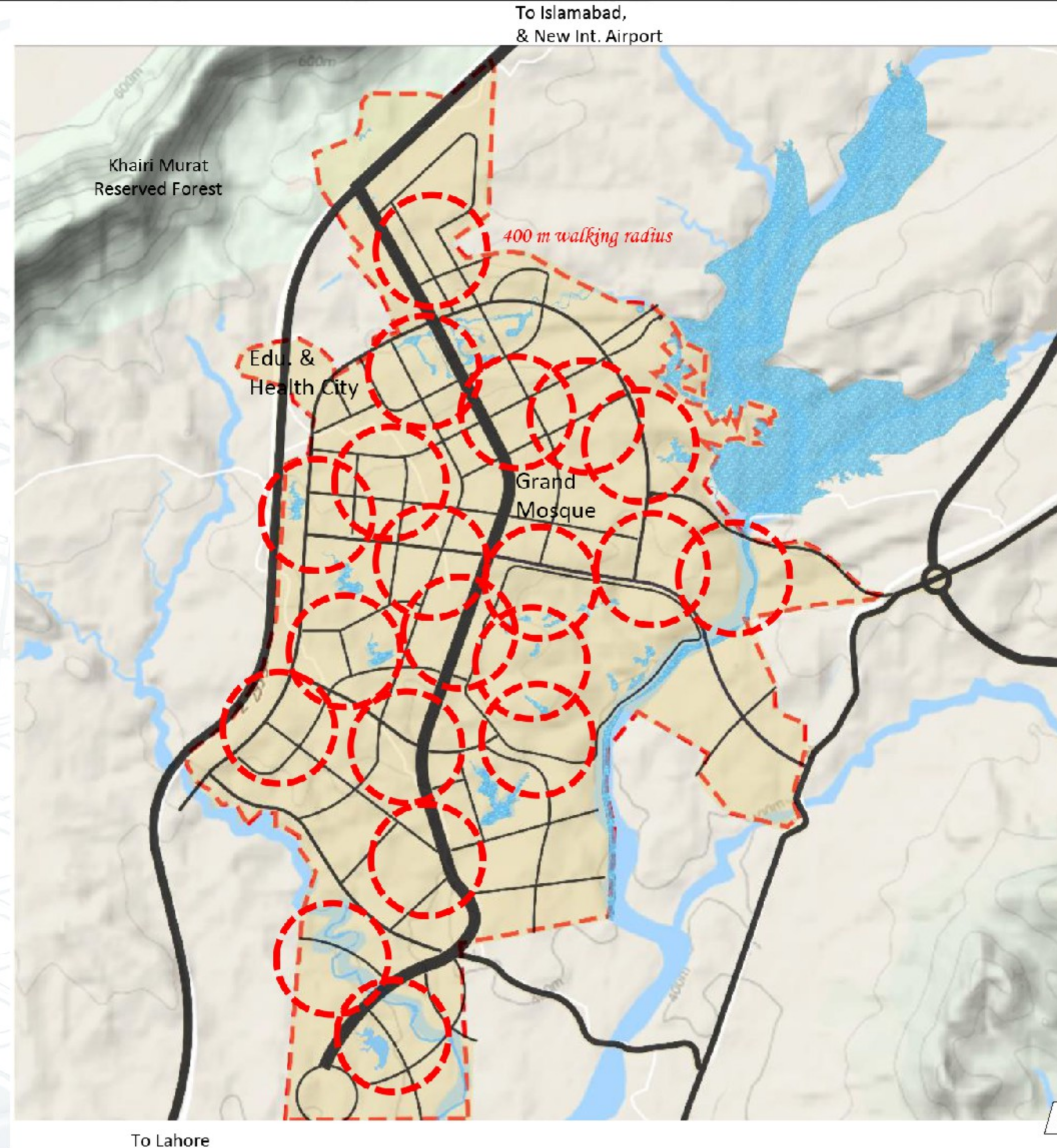
PRECINCT LEVEL (DETAILED MP)

- 30 Primary Schools
- 30 Play Fields
- 70 Precinct Centres
- 30 Health Centres
- 70 Precinct Parks
- 70 Small Mosques

INSTITUTION LAND :

363 AC + 113 AC

TOWN/NB LEVEL + PRECINCT LEVEL



SALIENT

FEATURES OF THE CITY



18-HOLE PGA STANDARD
SIGNATURE GOLF COURSE



THE STREET CAFES



WALKING TRACKS



GRAND JAMIA
MOSQUE



18-LANES
BOULEVARDS



TRANSPORT
AT EASE



DANCING FOUNTAINS
AND MUSIC



REVITALIZING
GARDEN



OPEN AIR THEATER



EDUCATION AT
EACH LEVEL



ALLOCATED PARKS
AND GREENERY



SECURE
ENVIRONMENT



SAFE FOR BICYCLES
AND WALK



VARIETY
OF HOSPITALITY



UTILITIES



COMMUNITY
CLUB



ENSURING
HEALTHCARE



3D IMAX
CINEMA

FACILITIES IN SMART CITY

THE MOST ECO-FREINDLY ENVIRONMENT WITH WORLD CLASS INFRASTRUCTURE DEVELOPMENT.



TRANSPORT SYSTEMS AND ELECTRIC BIKES
FOR EFFICIENT AND SUSTAINBLE MOBILITY

AUTOMATED
TRAFFIC CONTROL

CAPITAL SMART CITY
PROVIDING CONVENIENT AND QUALITY LIVING
WITH EFFICIENT RESOURCE MANAGEMENT.

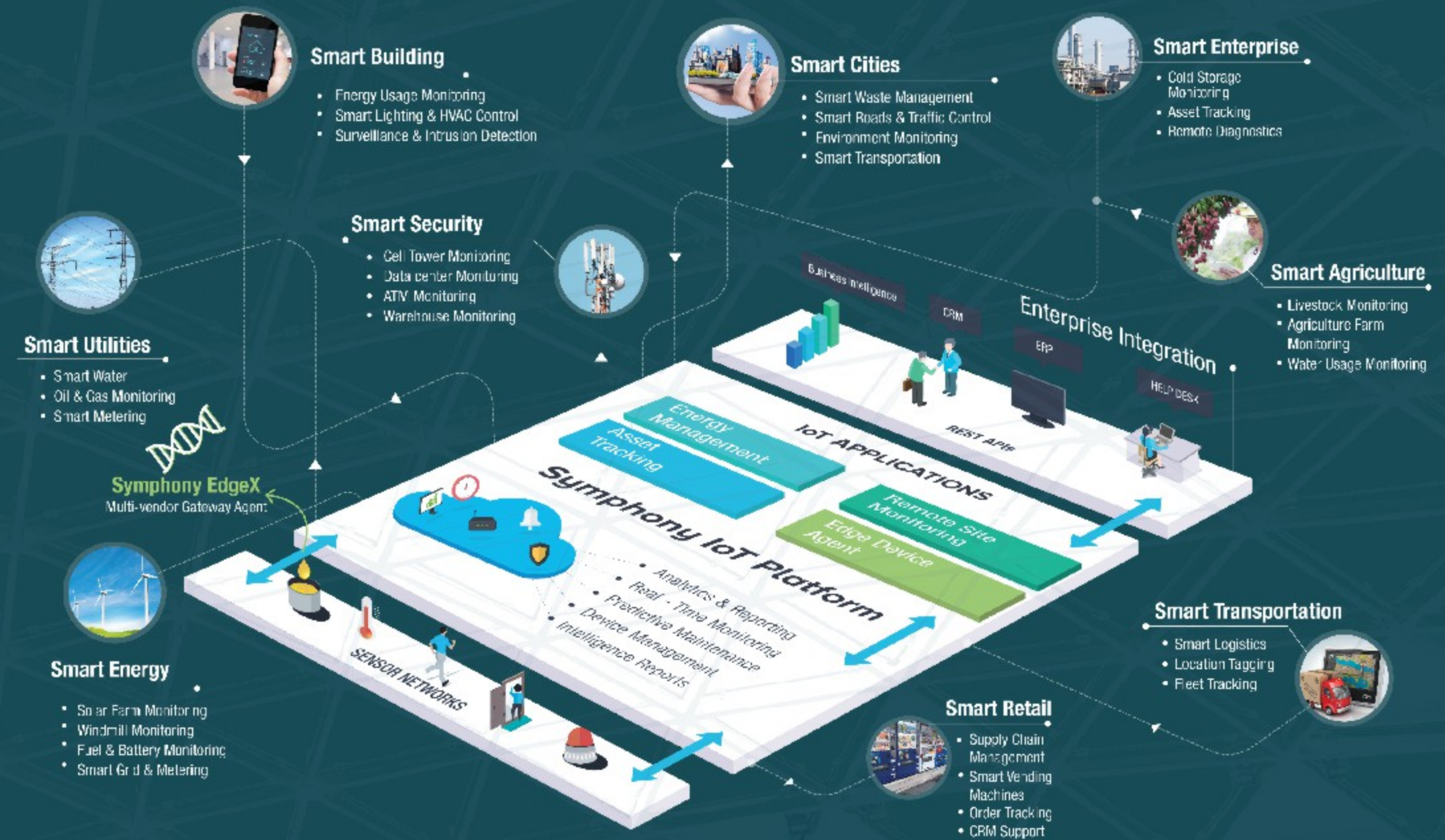


LOAD SHEDDING
FREE ENVIRONMENT

CCTV WITH FACIAL AND OBJECT
RECOGNITION

WIFI SPOTS

SMART CITY TECHNOLOGY SOLUTION



EXCELLENT CONNECTIVITY

CENTRAL BOULEVARD FROM M2 MOTORWAY



FINANCIAL SQUARE AND CENTRAL PARK

CREATIVE INNOVATION

SALES GALLERY AND COMMAND CENTRE



WISDOM AND HERITAGE

GRAND JAMIA MOSQUE FROM
CENTRAL BOULEVARD

CULTIVATE COMMUNITY

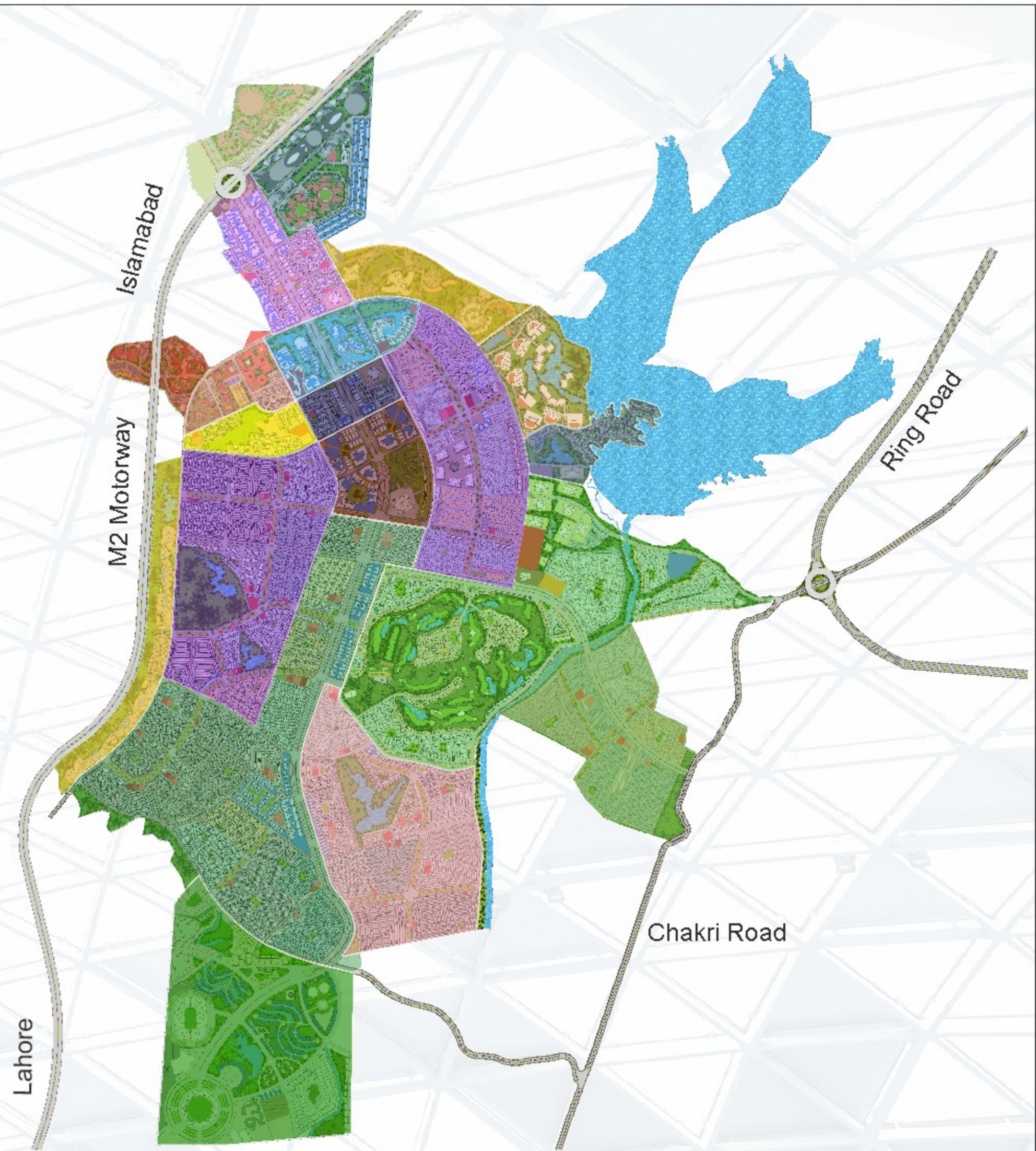
FRIENDLY ENVIRONMENT



INTREGATED LIFESTYLE

SAFE AND SECURE NEIGHBOURHOOD

DISTRICTS



GATE PRECINCT

GATE PRECINCT IS THE ICONIC GATE ENTRANCE TO CAPITAL SMART CITY. YOU EXPERIENCE THE GRANDEUR OF THE CITY. AS SOON AS YOU ENTER GATE PRECINCT, IT HAS WORLD CLASS LUXURIOUS HOTELS AND ITS VISTA READILY ATTRACTS THE COMMUNITY. THIS AREA ENCOMPASSES HIGH-END RESIDENTIAL AND MIXED-USE BUILDINGS, GATE PRECINCT PROVIDES DIRECT ACCESS TO PANDA DISTRICT AND PANDAMART.

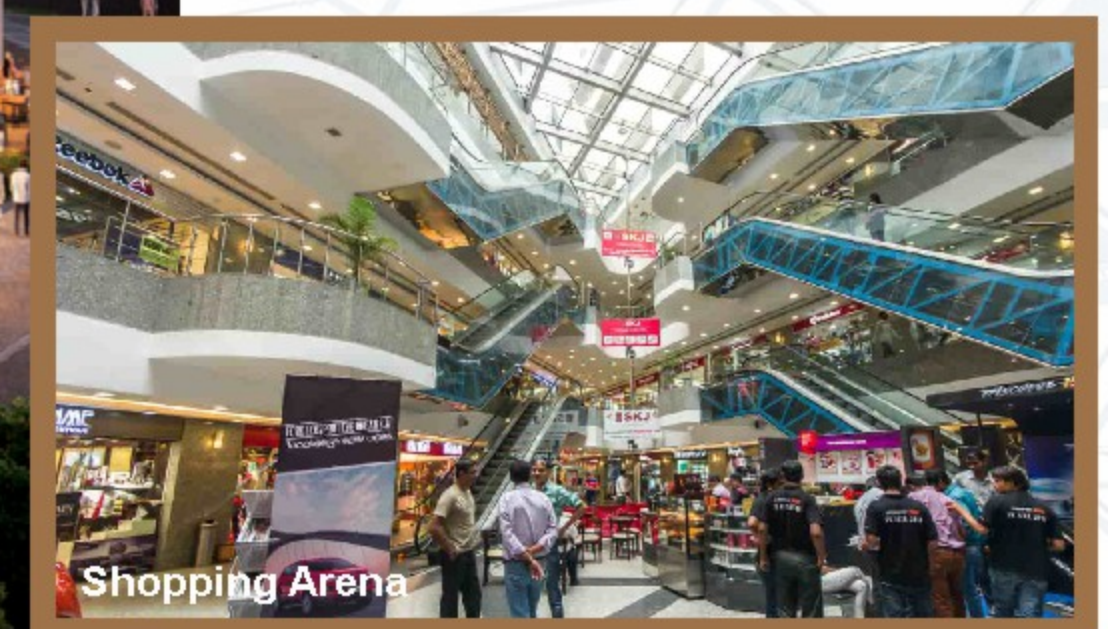
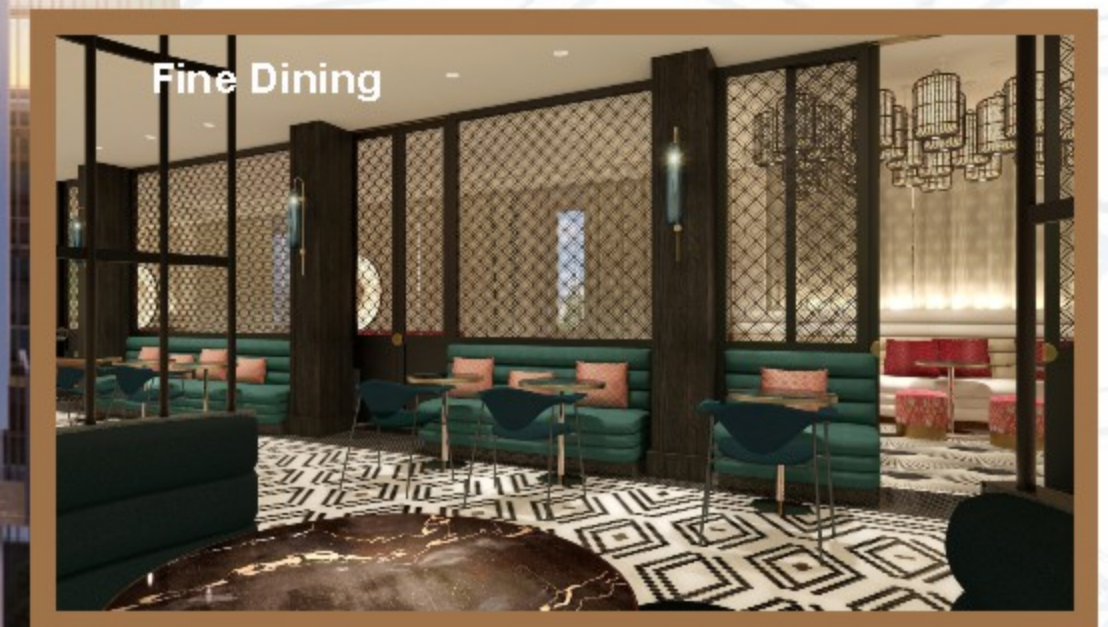


PROGRAM

1. 5 Star Hotel
2. 2x3 Star Hotel
3. Service Apartments
4. Offices
5. Commercials/retails
6. Pavilions - 200 outlets
7. Apartments mixed-use buildings
8. Mosque
9. Educational Institutes
10. Recreational Parks



GATE PRECINCT



IT Offices

GATE PRECINCT

18 Lanes Main Boulevard



Hotel Building



3 Star Hotel



Apartment & Mixuse Buildings



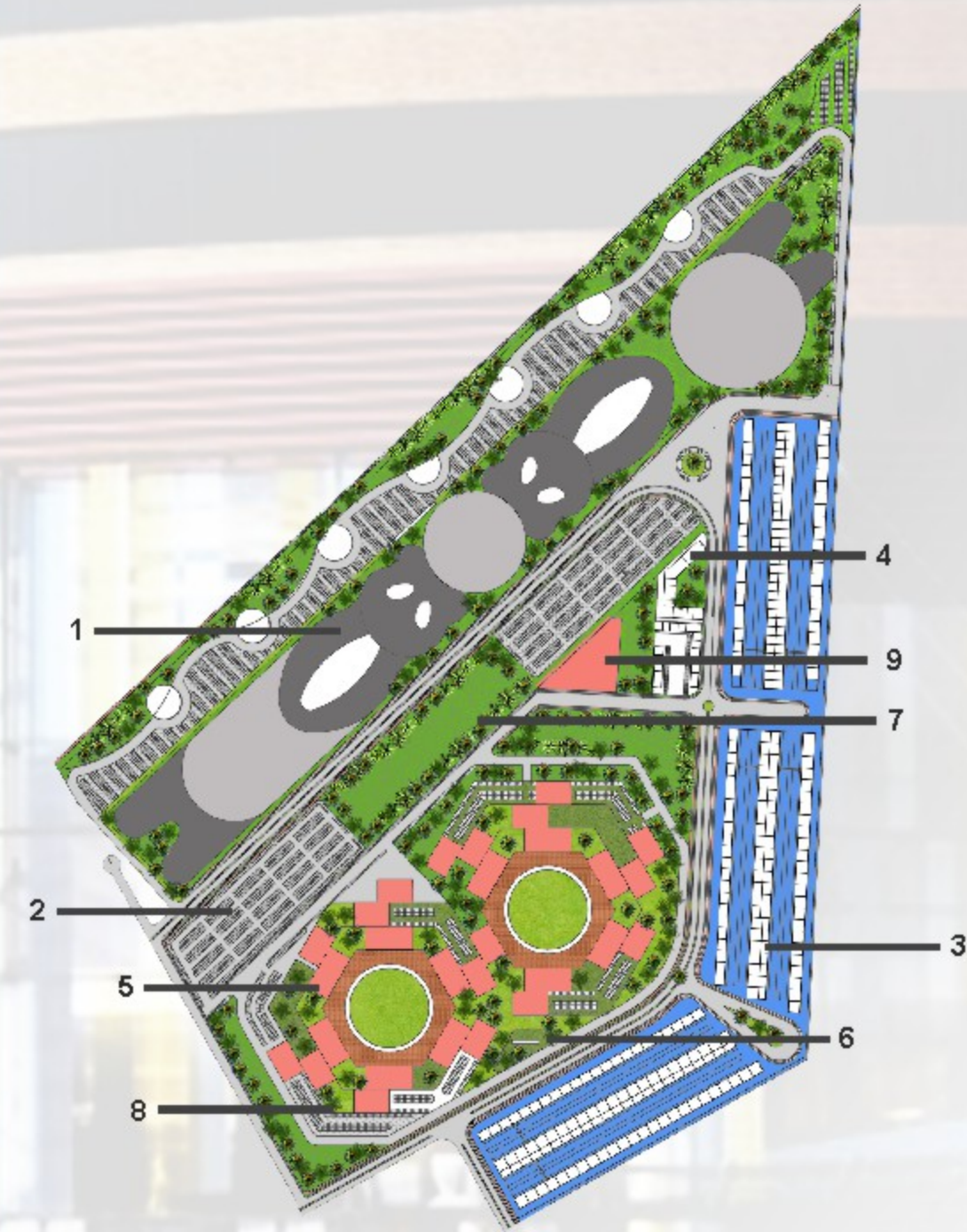
PANDA DISTRICT

PANDA DISTRICT IS LOCATED ON CPEC ROUTE, NEAR NEW ISLAMABAD INTERNATIONAL AIRPORT. PANDA DISTRICT IS CONCEIVED AS THE BIGGEST TRADING HUB FOR CHINA PRODUCTS IN SOUTH ASIA, OUTSIDE MAINLAND CHINA. IT INCLUDES THE FIRST CHINESE THEME GRAND MALL OF PAKISTAN KNOWN AS "PANDA MART", WHICH WILL INCLUDE 2000 RETAILERS. PANDA MART IS SUPPORTED BY THE LOGISTICS PROGRAM WHICH INCLUDES 300 WAREHOUSES AND LAST KILOMETER LARGE SCALE LOGISTICS SERVICES.



PROGRAM

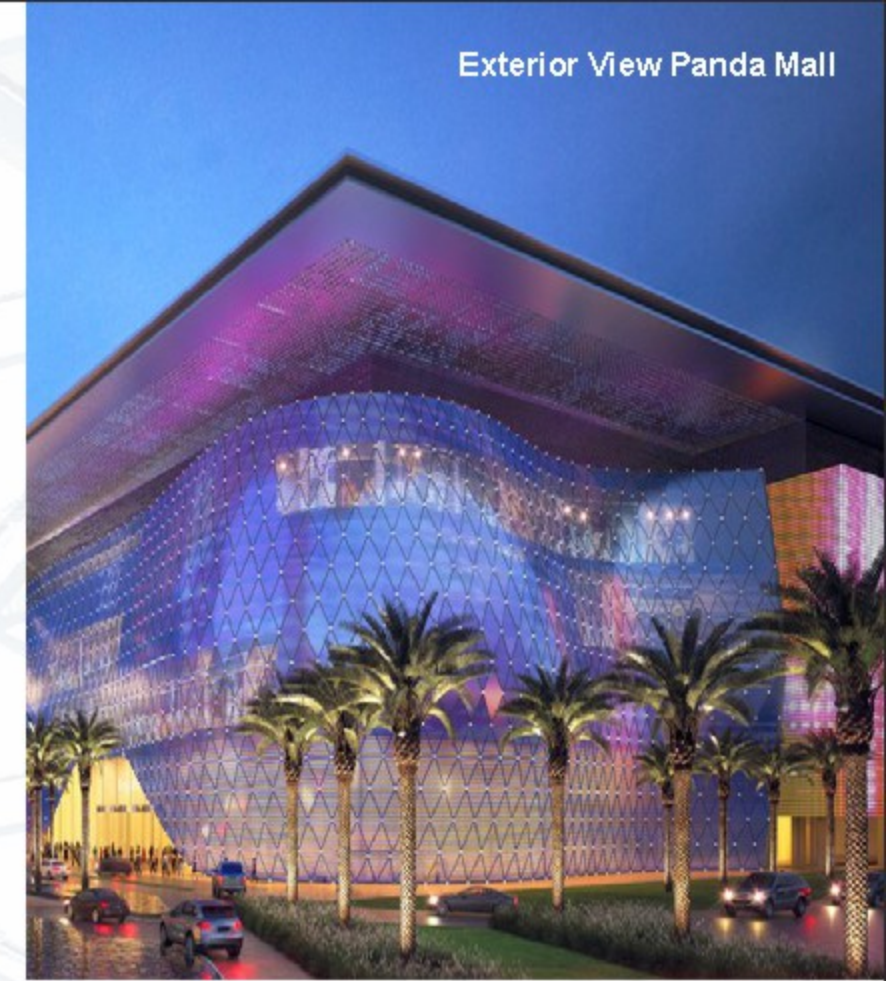
1. MALL; 2500 RETAIL SHOPS IN 1.2 KILOMETER
2. 3,500 CAR PARKING
3. 300 WAREHOUSES - 1500, 2000 and 2500 SQFT
4. TRUCK SERVICE AREA
5. 1000 RESIDENTIAL APARTMENTS
6. COMMUNITY CLUB
7. SECTOR PARK
8. GREEN AREAS
9. MOSQUE



► PANDA DISTRICT



Warehouses



Exterior View Panda Mall

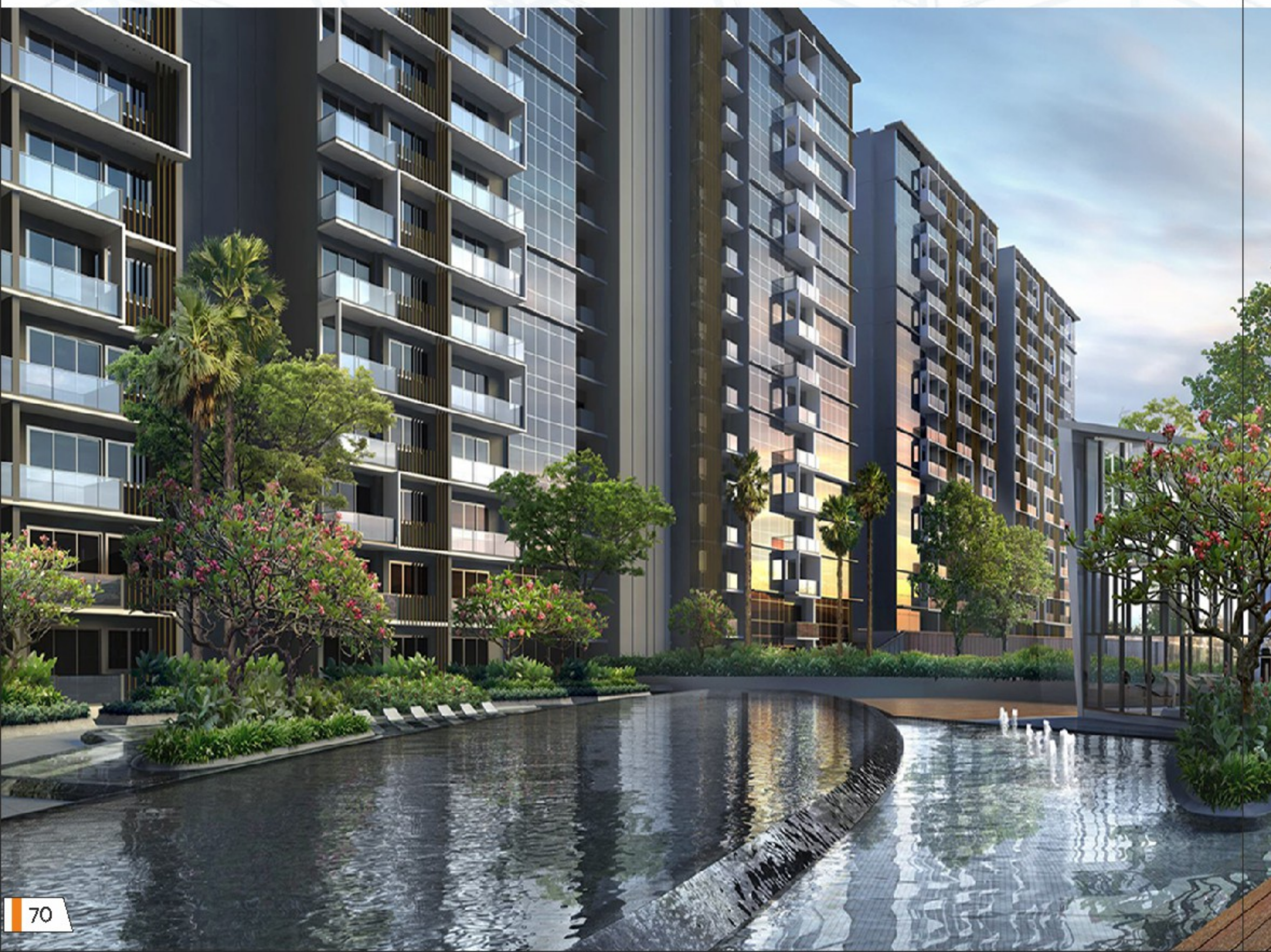


Living Amenities

2500 Retail Shops



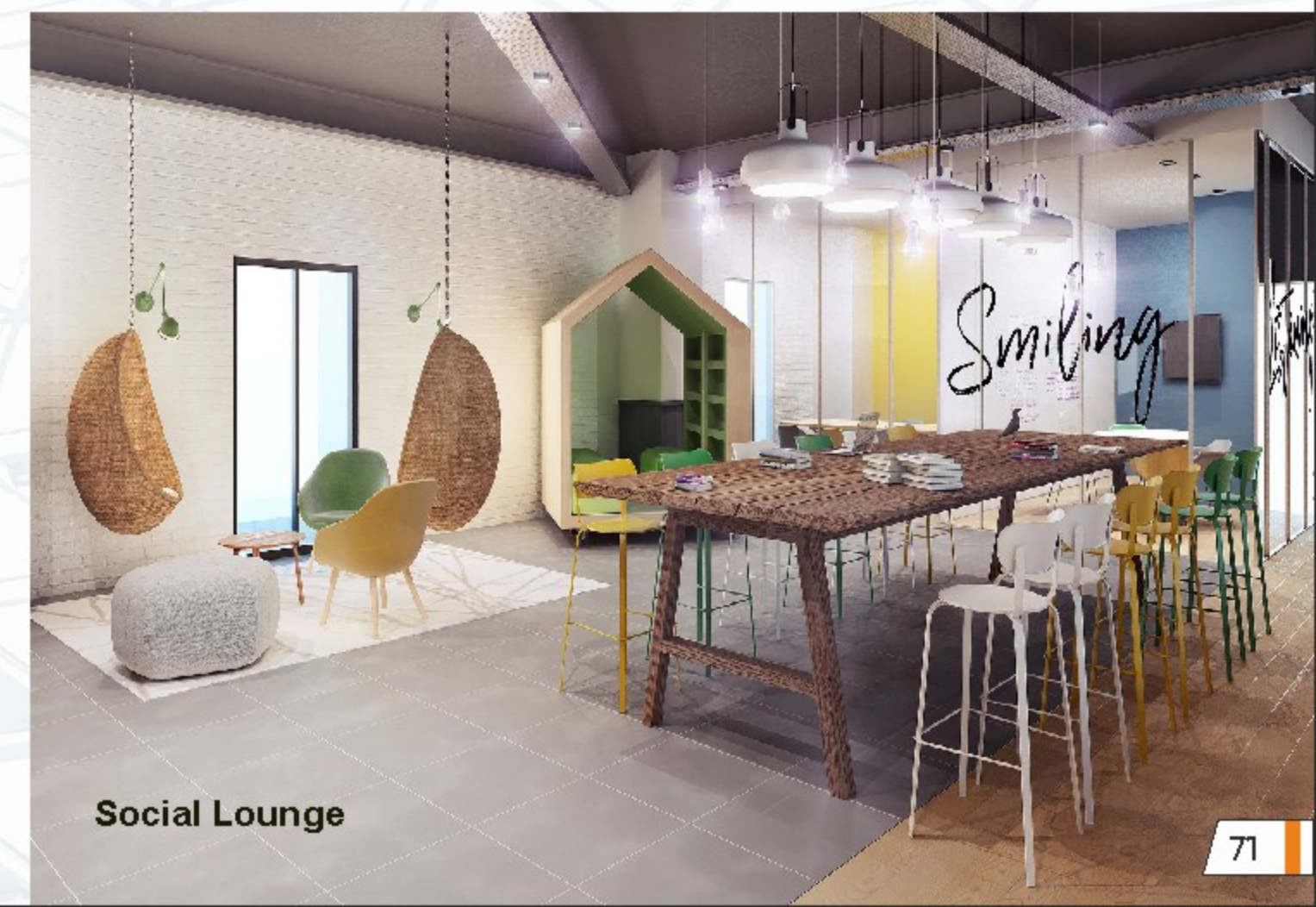
PANDA DISTRICT



Equisite Interiors



Residential Apartments



Social Lounge

PANDA RESERVE

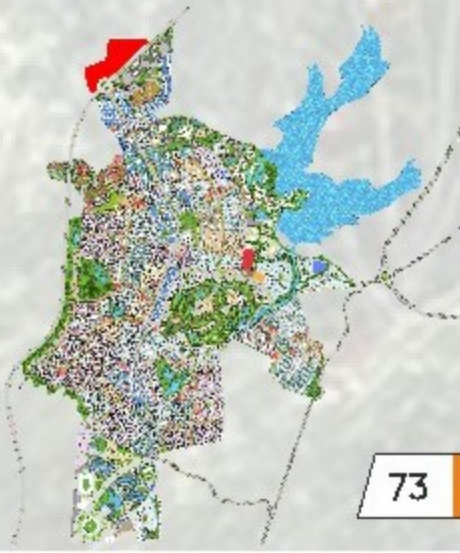
PANDA RESERVE IS A UNIQUE AREA DEDICATED FOR PRECIOUS PANDAS AND OTHER ANIMALS. THIS IS BEING CREATED INTO A NATURAL THEME PARK FOR THE CAPITAL SMART CITY AND TOURISTS. THIS WILL PROVIDE A NATURAL HABITAT FOR THE ANIMALS AND AESTHETICALLY DESIGNED VIEWING DECKS FOR THE VISITORS.



Birds Aviary

PROGRAM

1. RECEPTION
2. BUTTERFLY HOUSE
3. PANDA SANCTUARY
4. WATER BIRDS
5. BIRDS AVIARY
6. WATER ANIMALS
7. FELINE CAGES
8. REPTILE CAGES
9. CAFETERIA
10. PARKING



PANDA RESERVE



Reptile Cages



Entrance Panda Sanctuary



Panda Sanctuary



Animal Zoo

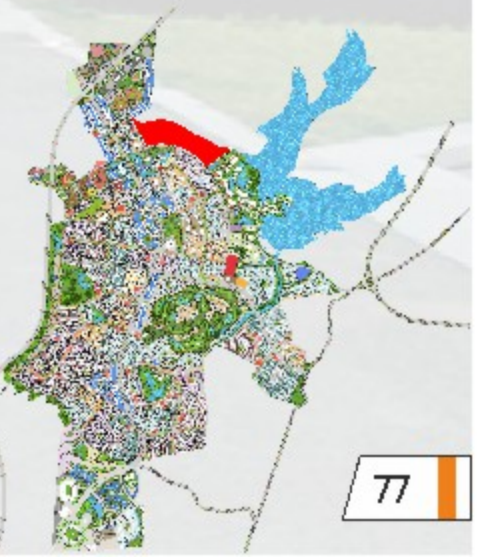
AVIATION DISTRICT IS A MULTI-DISCIPLINARY AREA, WHICH IS STRATEGICALLY DESIGNED TO BE THE CENTRE FOR VARIOUS PROGRAMS. THIS ZONE CATERS LOGISTICS AND HOSPITALITY FOR THE AVIATION INDUSTRY AS IT IS SITUATED NEAR NEW ISLAMABAD INTERNATIONAL AIRPORT, WHICH HOUSES 16 MILLION PASSENGERS PER YEAR. AVIATION DISTRICT COMPRISES OF AVIATION ACADEMY, ICONIC EXPO CENTER, AERONAUTICAL GALLERY, MUSEUM AND TECHNOLOGY PARK. IT IS A PERFECT DESTINATION FOR SHOPPING SPREE WITH THE NEW IDEA OF OUTLET MALL.



Business District

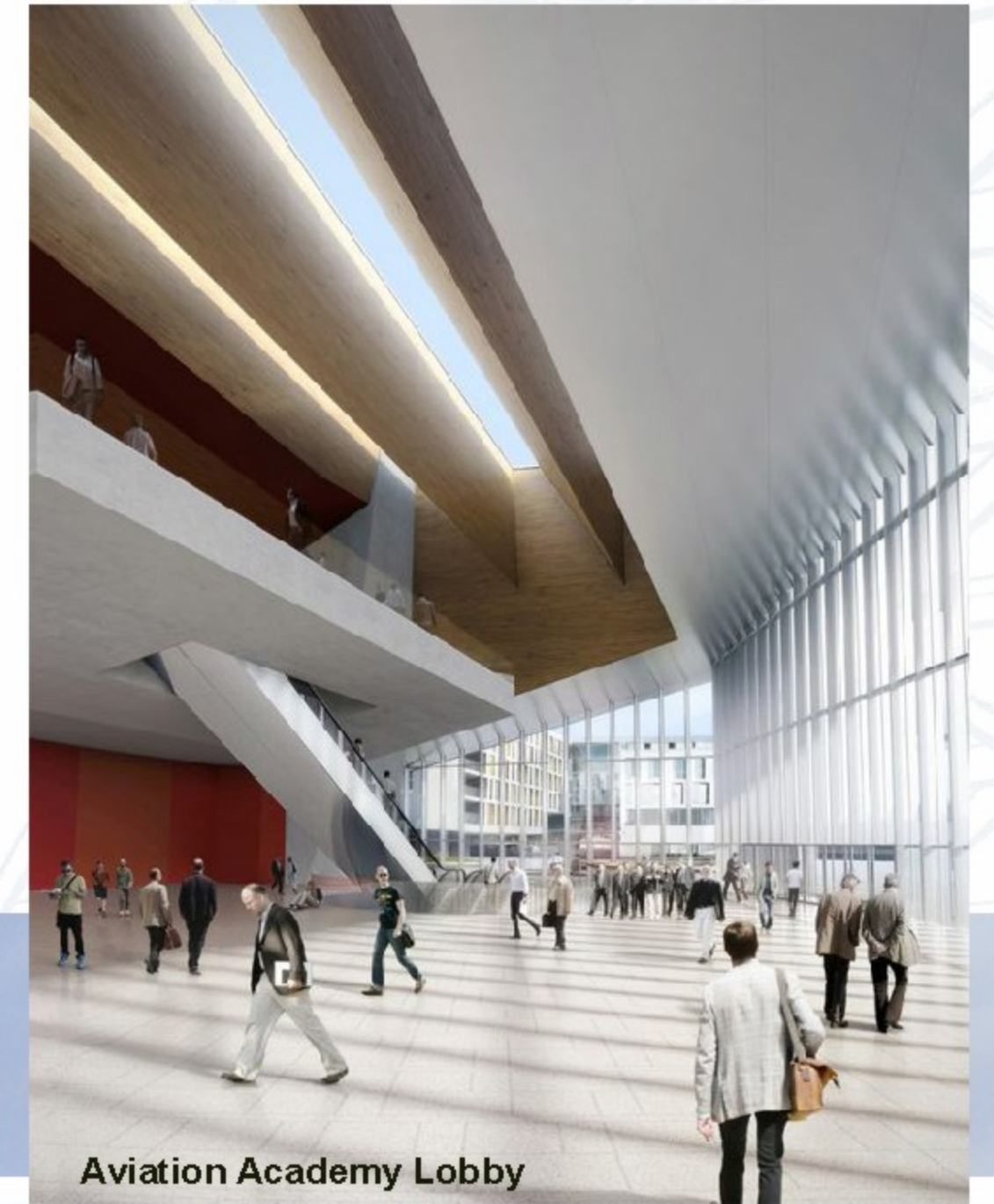
PROGRAM

1. EXPO CENTRE
2. AVIATION ACADEMY
3. FLIGHT KITCHEN
4. AIRLINE SERVICES
5. MALLS
6. MOSQUE
7. BUSINESS DISTRICT
8. HOTELS
9. TECHNOLOGY PARK
10. AEROPLANE RESTAURANT
11. RECREATIONAL PARK
12. GREEN AREAS

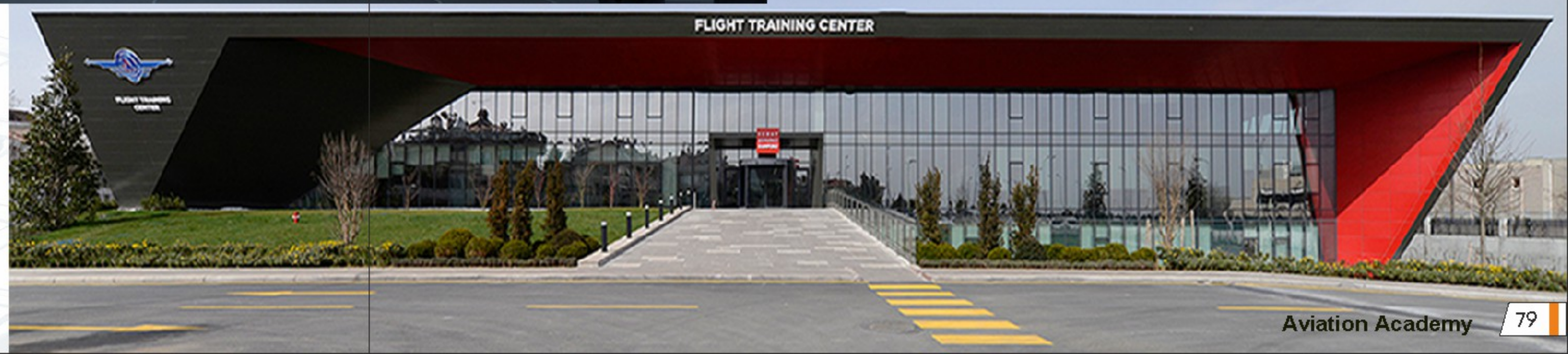




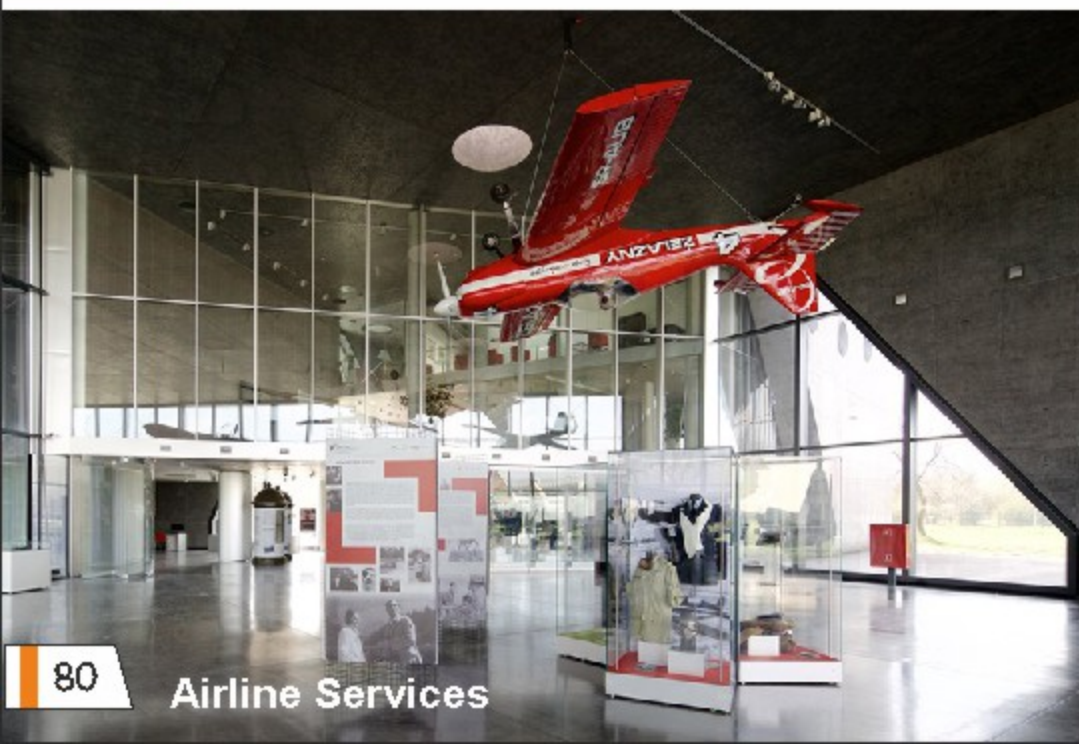
Expo Centre



Aviation Academy Lobby



Aviation Academy



CRYSTAL LAKE

CRYSTAL LAKE IS A PART OF THE CITY WHERE INNOVATION MEETS EXCELLENCE. THE MODERN DAY MARKET WHERE FASHION, FINE FOOD AND ARTS CONVERGE IN AN EXHILARATING FUSION OF VIRTUOUS ARCHITECTURE, DAZZLING INTERIORS, INSPIRED FOOD AND DEEP LUXURY. IT INSPIRES TO BE THE LEISURE DESTINATION WHERE AMUSEMENTS AND EXPERIENCES TAKE PLACE. CRYSTAL LAKE RESIDENTS ARE SURROUNDED BY DANCING FOUNTAINS, LAKE WALKS, FEATURED CAFES, HIGH END RETAILS AND HOTELS. THE I.T, MEDIA HUB AND SILICON VALLEY IN CRYSTAL LAKE IS GOING TO PLAY A MAJOR ROLE IN THE PROGRESS OF THE REGION. WE FEEL THAT SILICON VALLEY PAKISTAN WILL PROVIDE A PLATFORM CAPABLE OF ACCOMMODATING MORE THAN 100,000 IT SKILLED WORKERS.



Sales Gallery/Commad & Control Center

PROGRAM

1. OFFICES
2. F&B AREA
3. 4-STAR BOUTIQUE HOTEL
4. SERVICED APARTMENTS
5. COMMERCIALS/RETAILS
6. DANCING FOUNTAIN
7. SILICON VALLEY PAKISTAN
8. IT TOWER AND MEDIA CITY
9. EDUCATIONAL INSTITUTE
10. HEALTH CARE
11. MOSQUE
12. VILLAS
13. GREEN AREAS
14. RECREATIONAL PARKS



► CRYSTAL LAKE



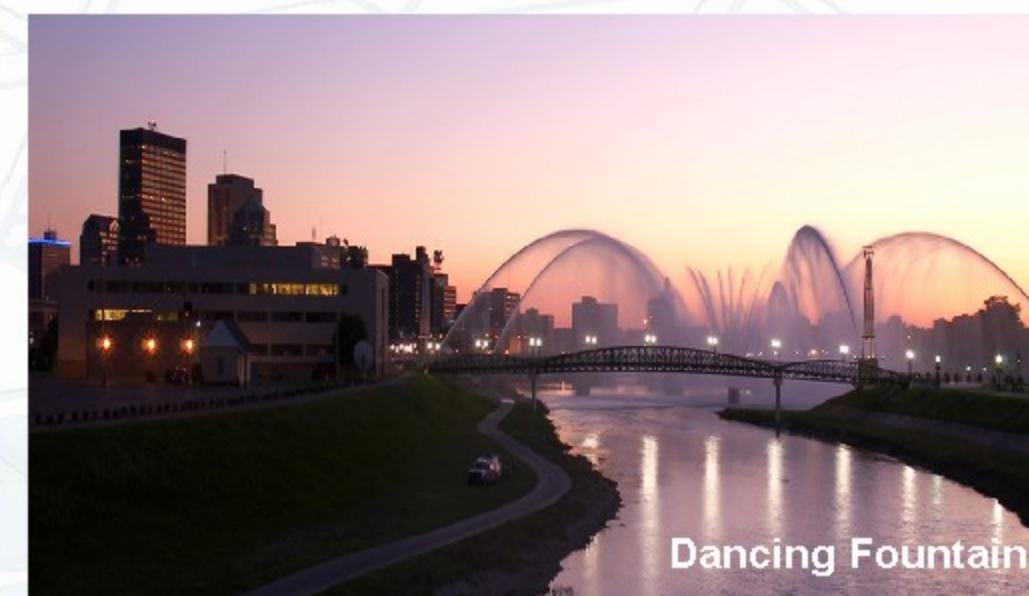
Night View of Crystal Lake



4-Star Boutique Hotel



Commercial Hub



Dancing Fountain

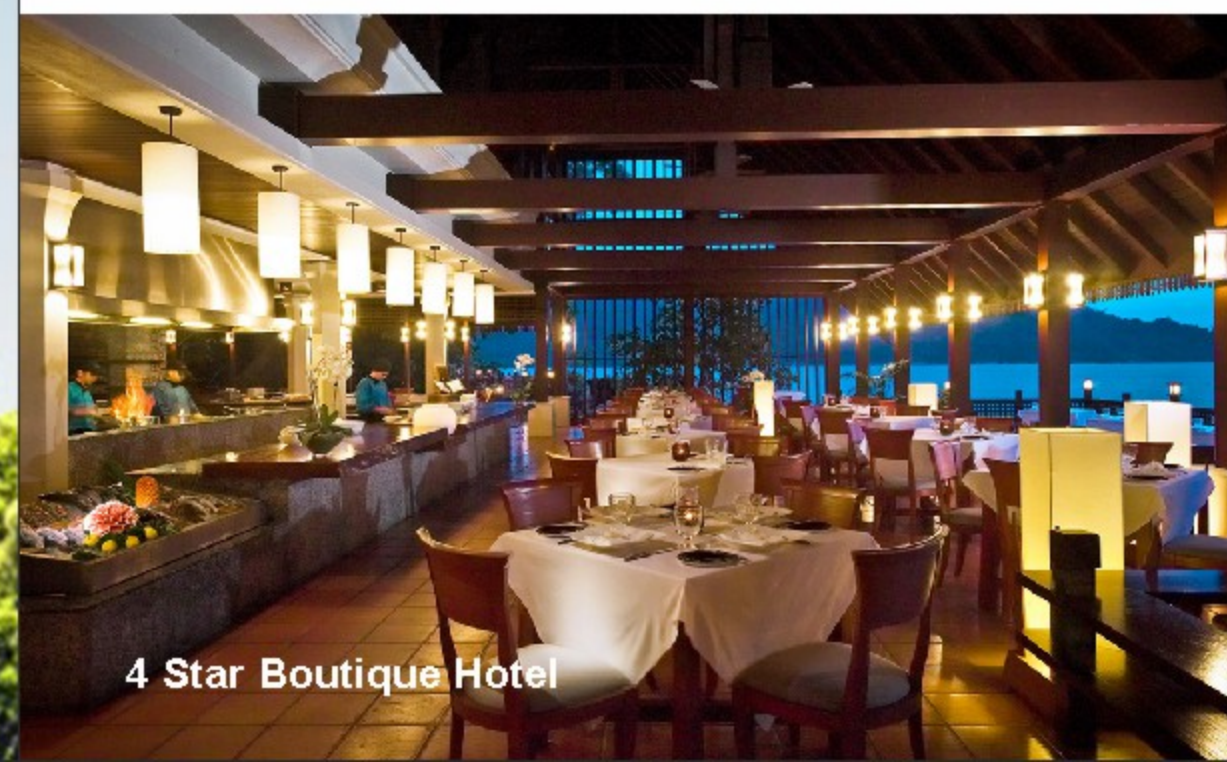


IT Tower & Media City

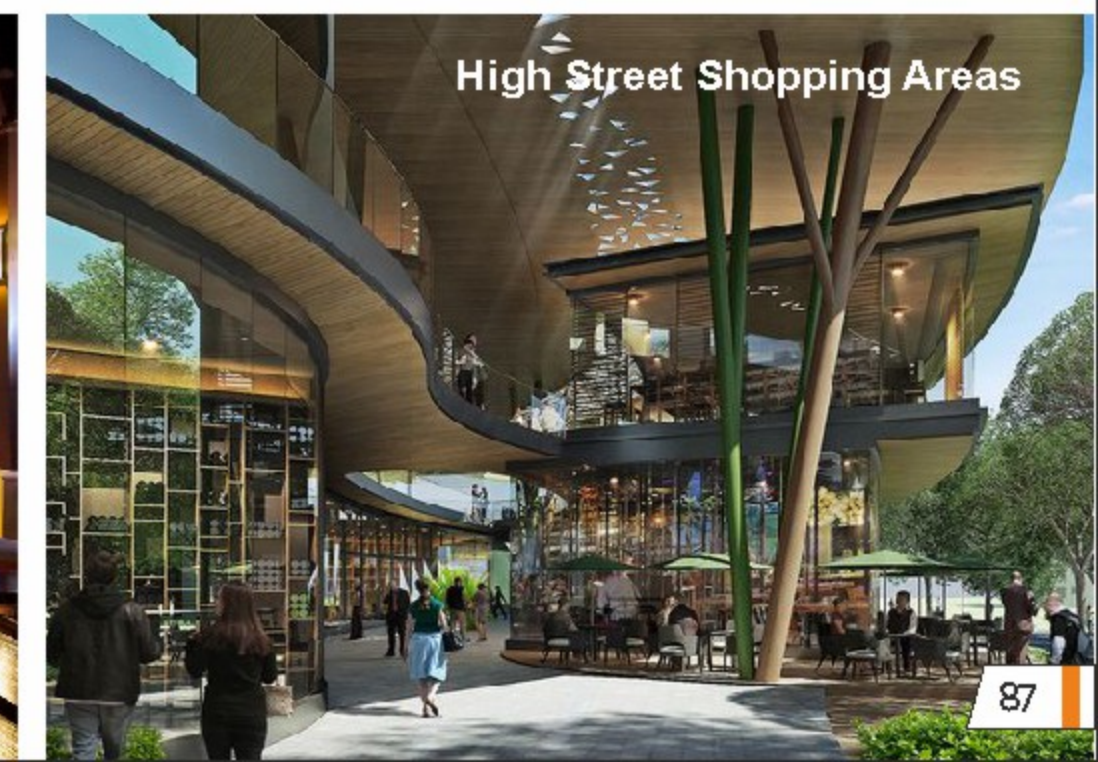
CRYSTAL LAKE



Ferris Wheel



4 Star Boutique Hotel



High Street Shopping Areas

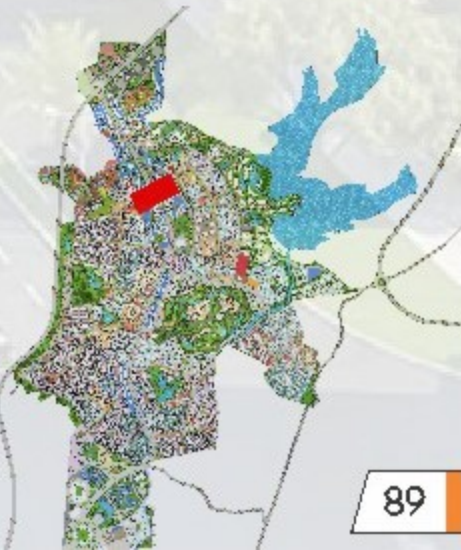
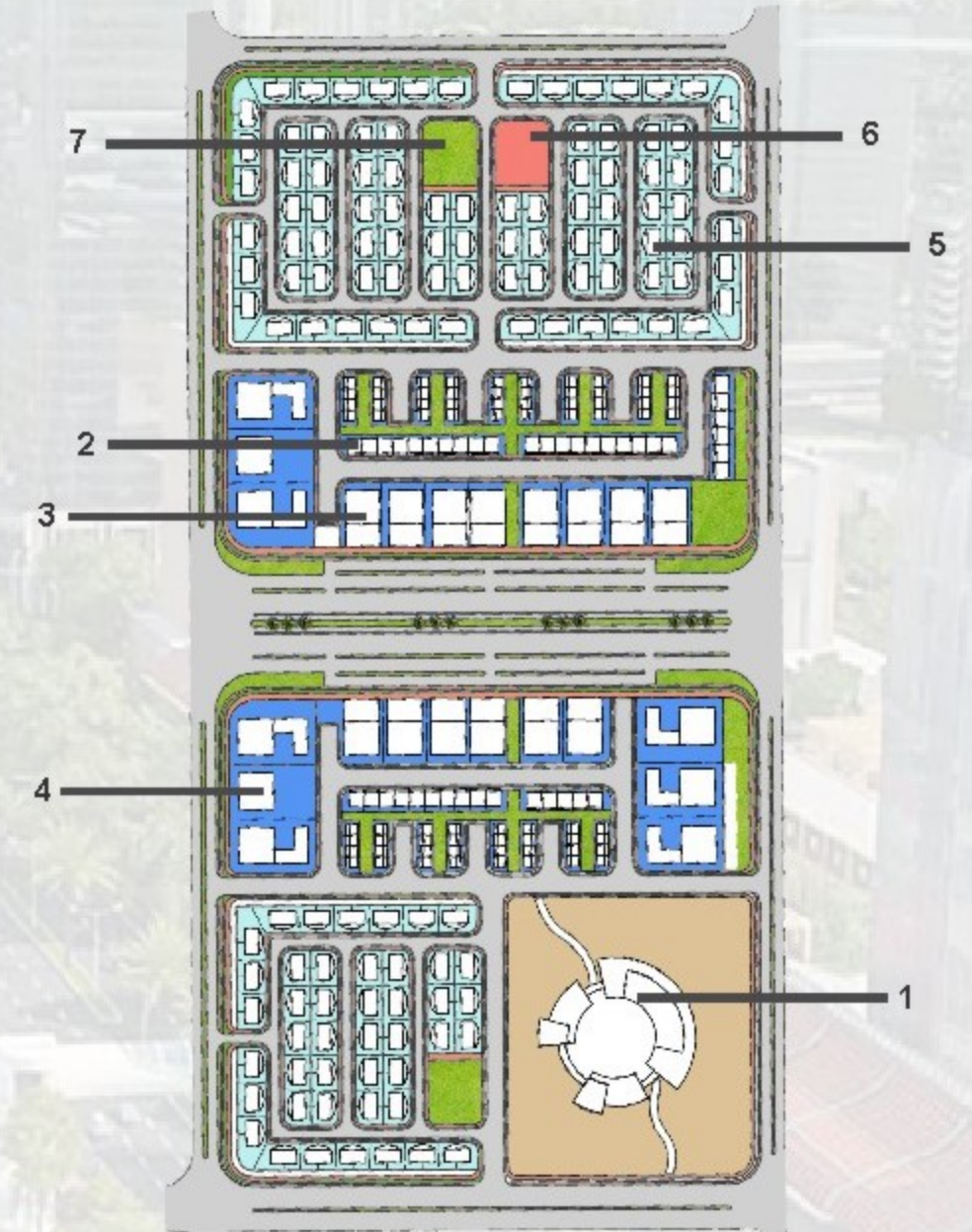
BOULEVARD HEIGHTS

BOULEVARD HEIGHTS IS A COMMUNITY BASED AREA TO SUPPORT THE BUSINESS AND ECONOMIC ACTIVITY IN ADJACENT FINANCIAL SQUARE. THE PAVILIONS SHARE THE GLOBAL BUSINESS PROVIDING A VIBRANT AND CREATIVE ENVIRONMENT FOR THE COMMUNITY TO GROW AND THRIVE. A SAFE AND SECURE AS WELL AS ENJOYABLE COMMUNITY AREA FOR VARYING AGE GROUPS WITH DEDICATED PUBLIC PARKS, PUBLIC FACILITIES, GREEN SPACES AND RETAILS. THIS AREA BEING THE CORE IS WELL LINKED TO THE BRT SYSTEM.



PROGRAM

1. 5 STAR HOTEL
2. PAVILION - 160 RETAILS
3. MIXED USE - 8 BUILDINGS
4. RETAIL/OFFICES/APARTMENTS -50
5. VILLAS
6. MOSQUE
7. PARK



▶ **BOULEVARD HEIGHTS**

Mix Use Building & Dry Apartments



5 Star Hotel



FINANCIAL SQUARE

FINANCIAL SQUARE IS GOING TO BE THE BIGGEST FINANCIAL CENTRE OF THE REGION. PAKISTAN AND QATAR FINANCIAL CENTRE AND CPEC TOWER BEING A PART OF IT ARE GOING TO CREATE HUGE TRADE AND BUSINESS OPPORTUNITIES. IT IS JUST 5 MIN AWAY FROM ISLAMABAD INTERNATIONAL AIRPORT AND HAS 2 BRT STATIONS. DESIGNATED ROTARY PEDESTRIAN BRIDGE PROVIDES SAFE AND SECURE MOVEMENT FOR PEDESTRIANS. THE ARCHITECTURE IS PUNCTUATED WITH GREENERY AND PUBLIC SPACES TOGETHER WITH A MALL TO PROVIDE LEISURE TO INHABITANT.



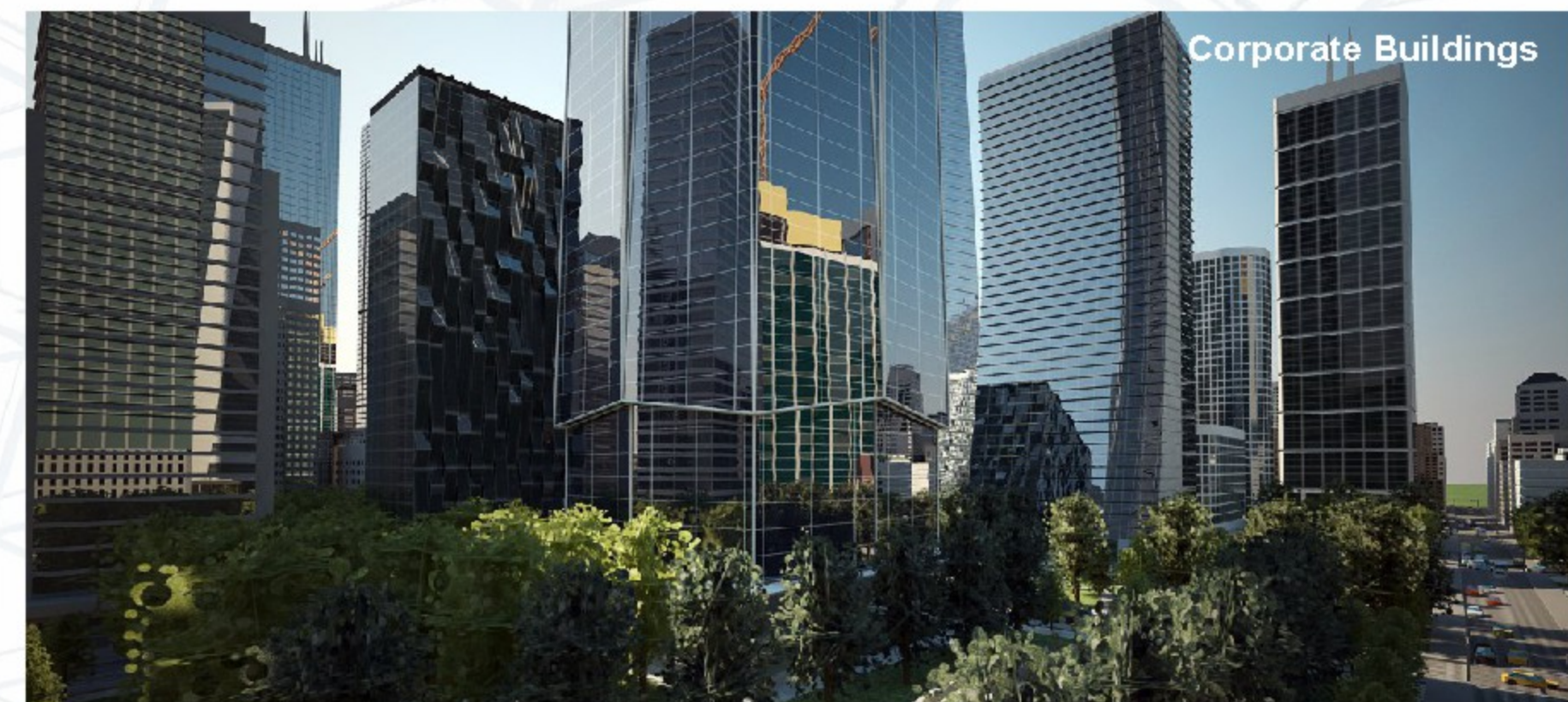
PROGRAM

1. PAKISTAN FINANCIAL CENTRE
2. QATAR FINANCIAL CENTRE
3. 4 STAR HOTEL
4. CPEC TOWER
5. MEGA MALL AND LEISURE
6. MIXED USE-APARTMENTS/OFFICES/RETAIL
7. APARTMENTS
8. PARKING PLAZAS
9. JAMIA MOSQUE
10. CENTRAL PARK



▶ FINANCIAL SQUARE

Financial Square



Corporate Buildings



Night View of Financial square

Grand Jamia Mosque



FINANCIAL SQUARE

4 Star Hotel



Mega Malls & Leisure



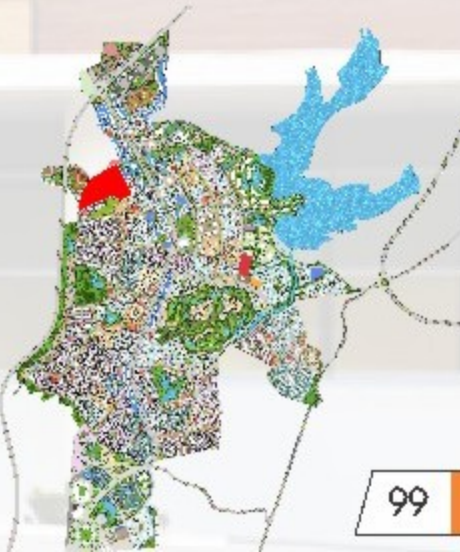
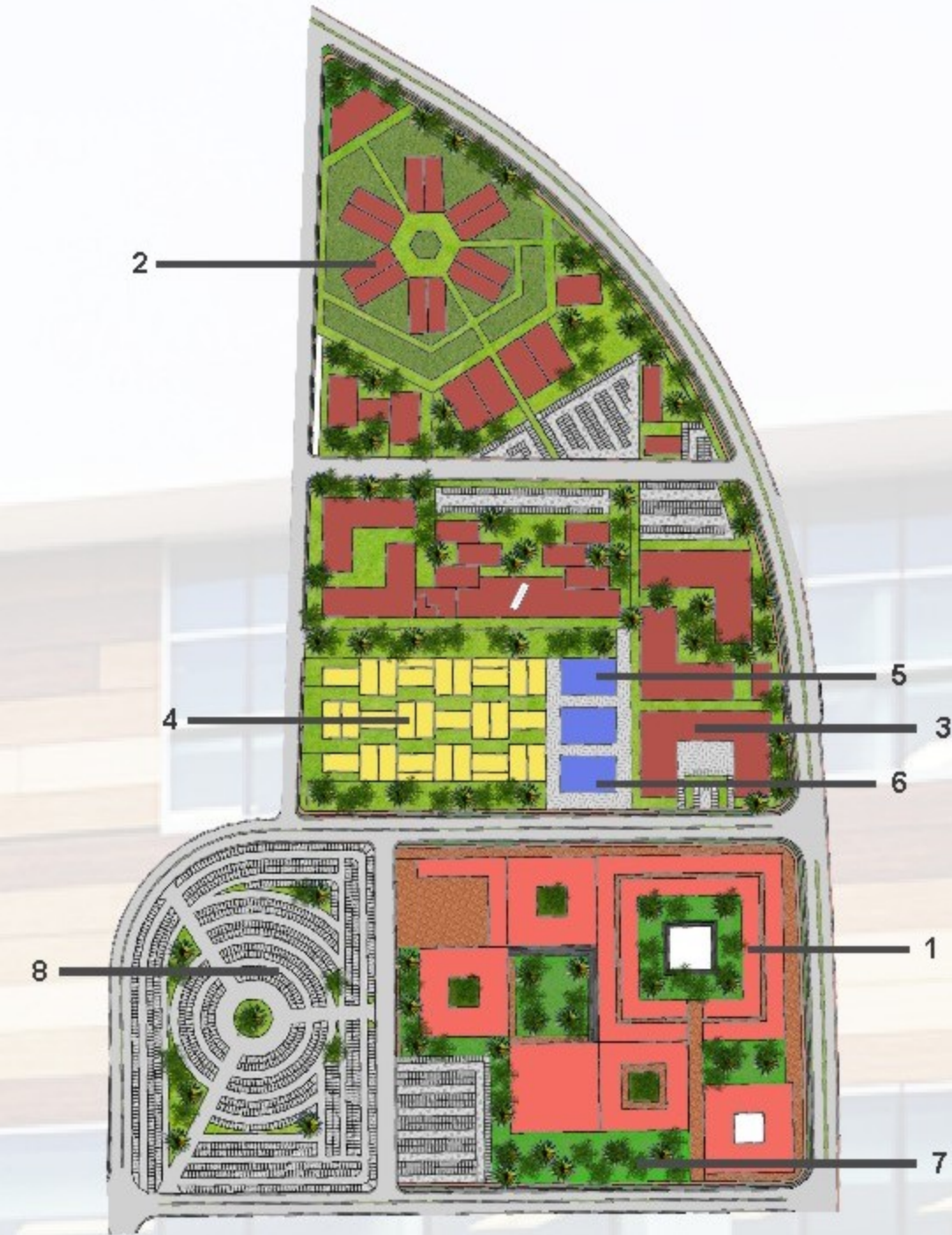
HEALTHCARE DISTRICT

HEALTHCARE DISTRICT IS THE HUB FOR EXCELLENCE IN FACILITATING HEALTHY LIVING. HEALTHCARE FACILITIES WITH LATEST EQUIPMENT AND MACHINERY AVAILABLE UNDER THE SUPERVISION OF SPECIALIZED TECH-STAFF, TO ENSURE ACCURACY AND TIMELY RESULTS. THE LABS ARE ONE OF THEIR KIND IN CONTEXT OF TESTING MACHINE'S, TECHNOLOGICAL ADVANCEMENT AND PROVIDING EASE OF PATIENT'S TREATMENT AND PROCEDURE.



PROGRAM

1. 750 BED TEACHING HOSPITAL
2. 500 BED HOSPITAL
3. LABORATORIES
4. 2-STAR HOSPITAL
5. MIXED-USE BUILDINGS
6. PAVILIONS - FOOD AND BEVERAGES
7. GREEN PARK
8. DESIGNATED PARKING AREA





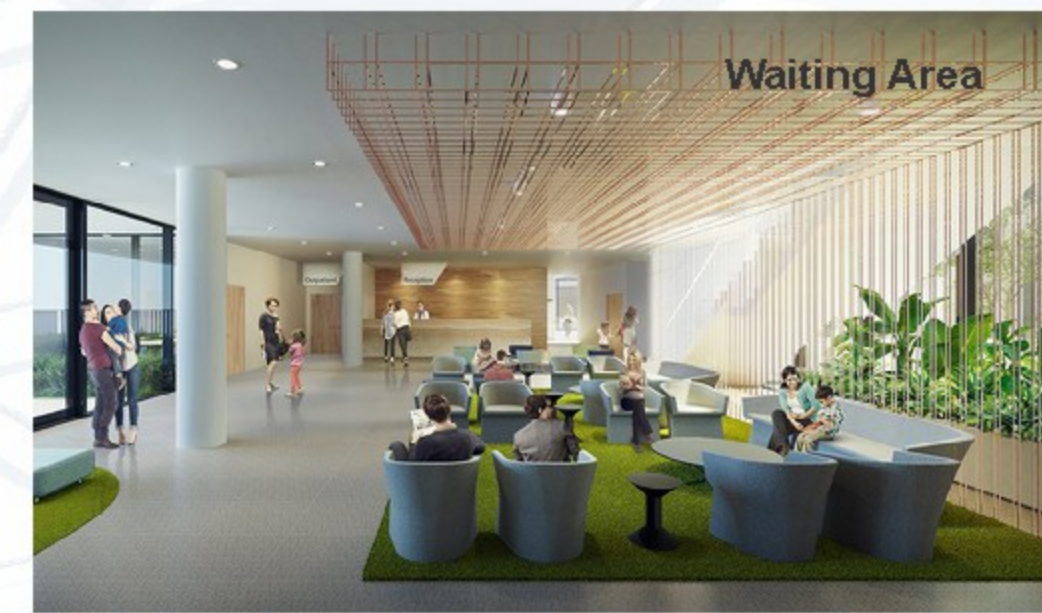
▶ **HEALTHCARE** DISTRICT



500 Bed Hospital



HEALTHCARE DISTRICT



EDUCATION DISTRICT

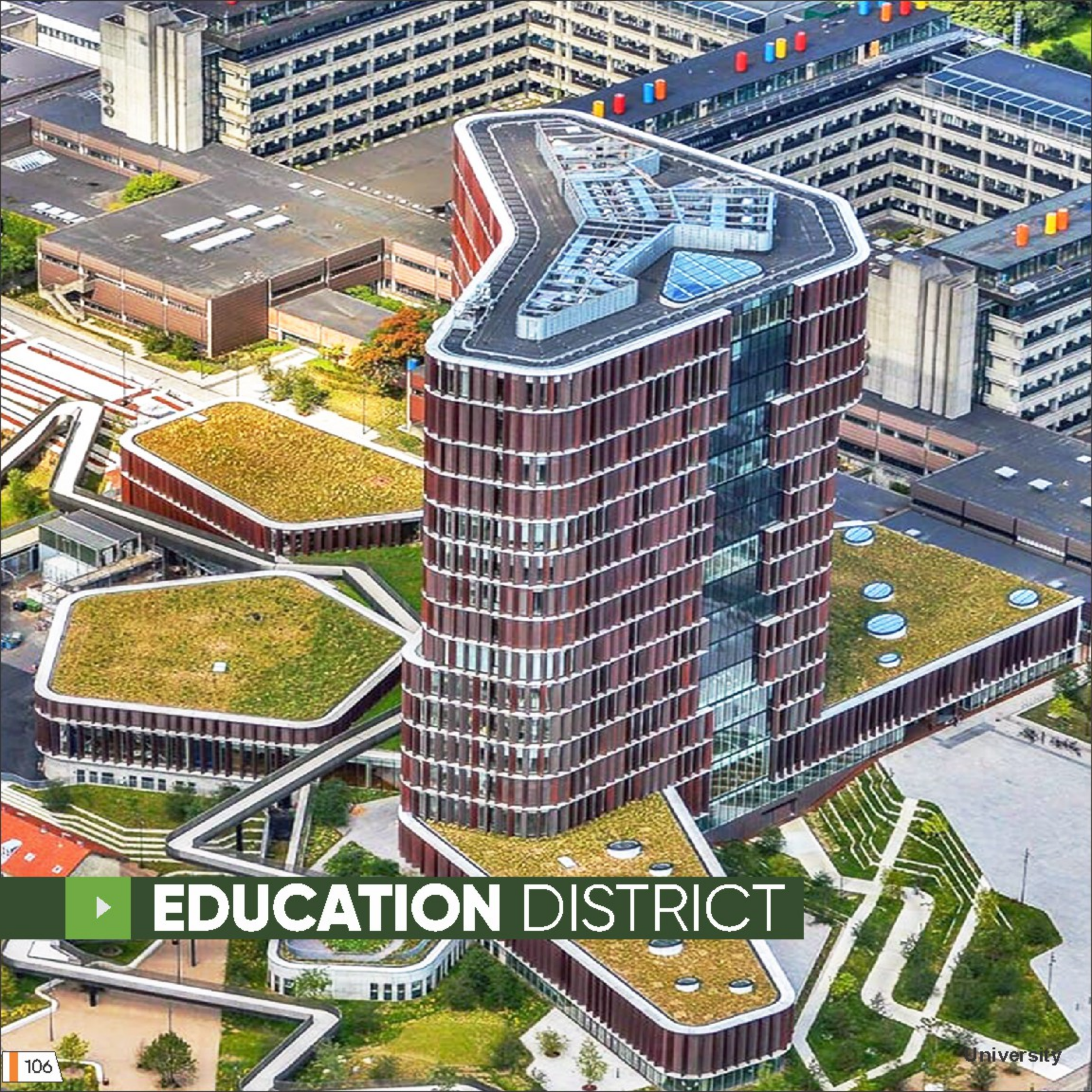
EDUCATION DISTRICT IS A PART OF CAPITAL SMART CITY DEDICATED FOR EDUCATIONAL ORGANIZATIONS. THIS PARTICULAR AREA CONSISTS OF INSTITUTIONS WILL IMPART QUALITY EDUCATION THROUGH LATEST & INNOVATIVE TEACHING METHODOLOGIES. DISTRICT ALSO COMES WITH SUPPORTING PROGRAMS WHICH TEACH STUDENTS DIFFERENT SKILLS AT THE VOCATIONAL CENTRE. THE KNOWLEDGE IS NOT LIMITED TO AGE AND THUS OUR DESIGN SYMBOLIZES IT TOO. THIS AREA IS FACILITATED WITH BRT SYSTEM AND ALSO PROVIDED WITH SPORTS FACILITIES AND PARKS TO SPEND YOUR LEISURE TIME.



PROGRAM

1. SCHOOL
2. COLLEGE
3. UNIVERSITY
4. VOCATIONAL INSTITUTE
5. RESEARCH FACILITY
6. LIBRARY
7. MUSEUM
8. GALLERY
9. SPORTS FACILITIES
10. 2 STAR HOSTELS
11. MIXED USE BUILDINGS
12. PLAYING GROUNDS
13. UNDERPASS THROUGH MOTORWAY





▶ EDUCATION DISTRICT

University

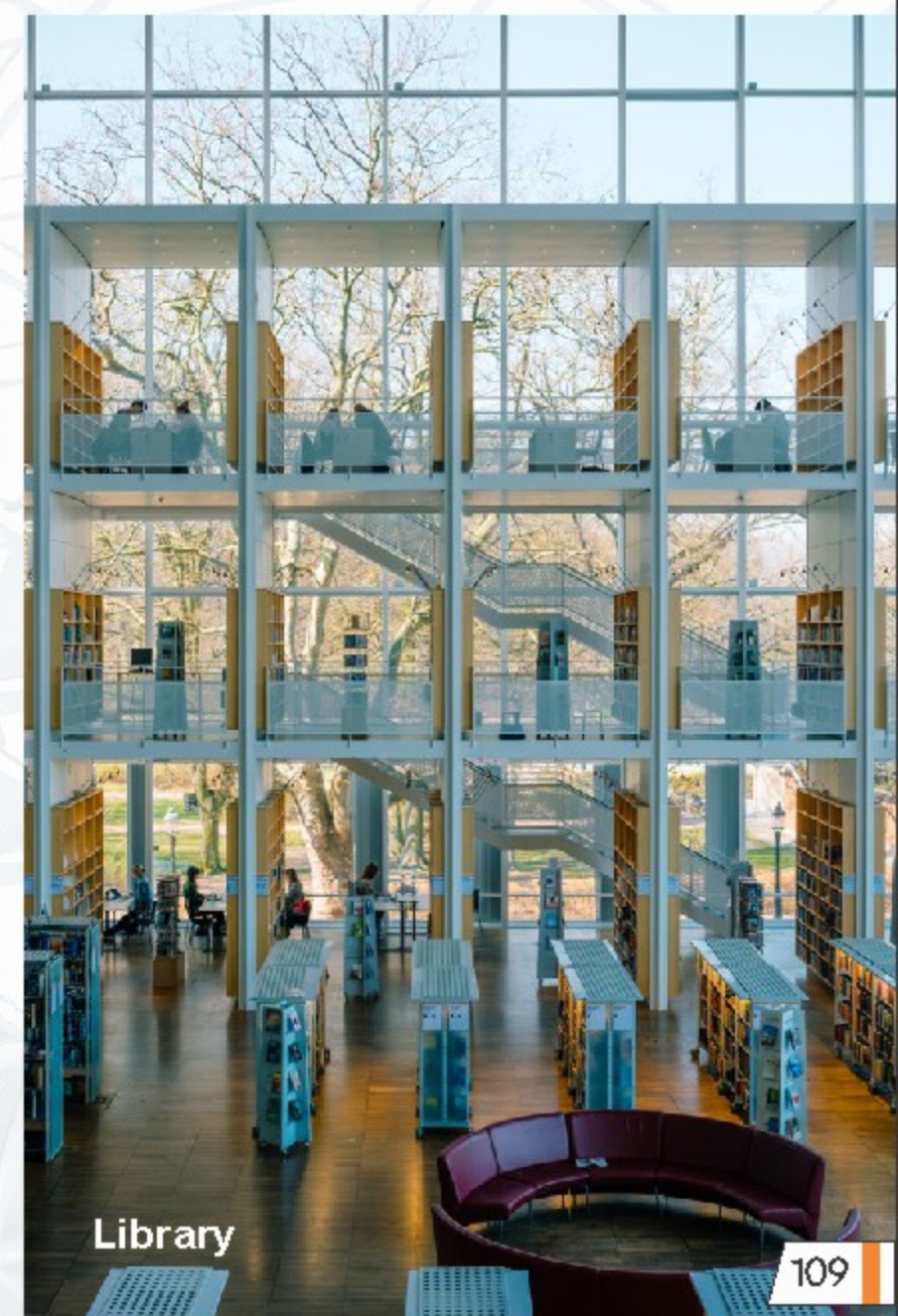
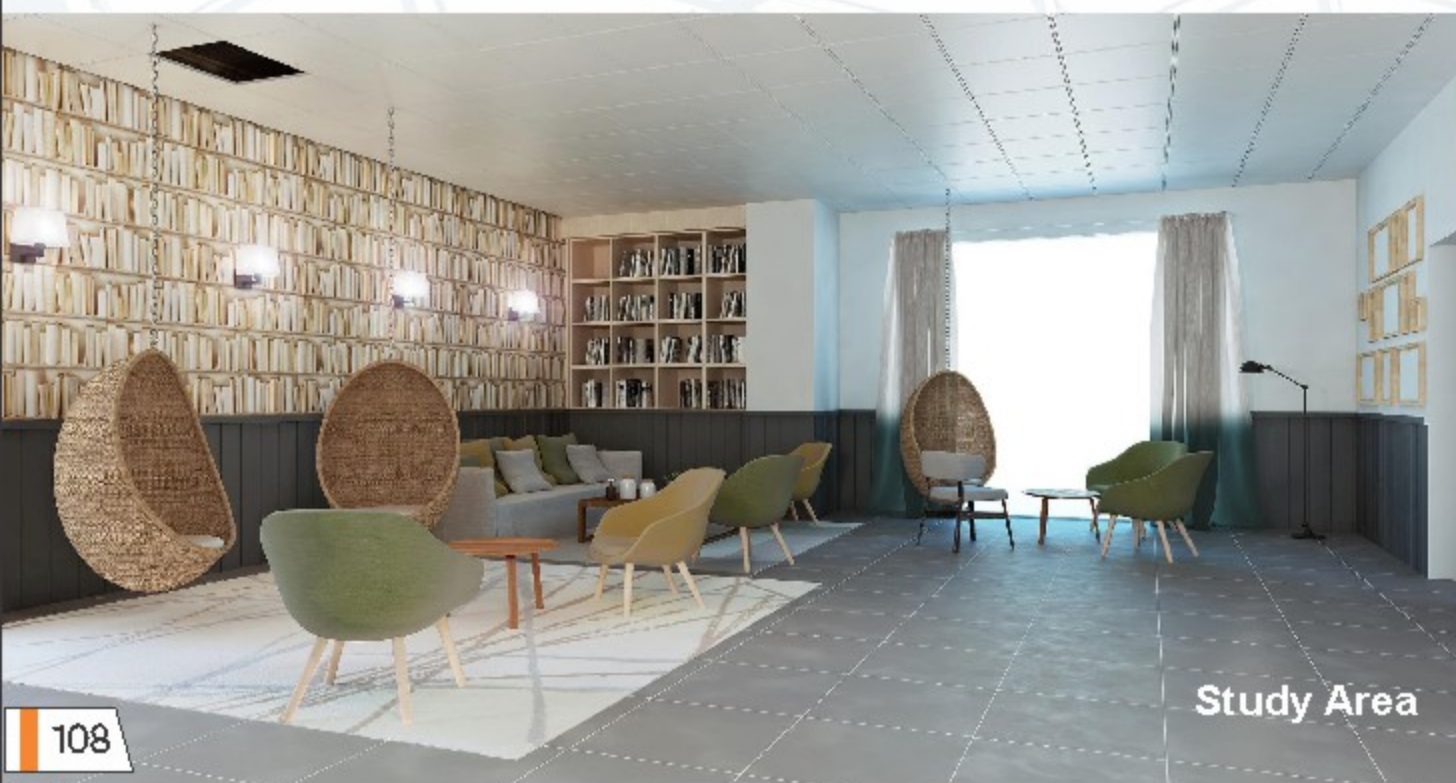


College



School

► EDUCATION DISTRICT



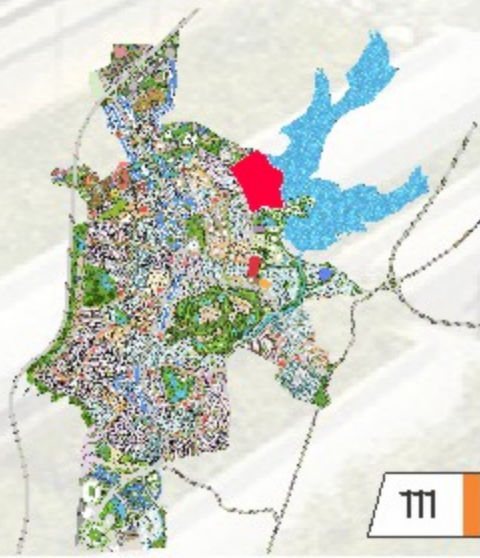
LAKE VIEW TERRACE

LAKE VIEW IS ONE OF THE MOST CELEBRATED AREA OF CAPITAL SMART CITY. IT OFFERS PICTURESQUE VIEWS AS IT IS AT WATER FRONT. A PLACE THAT IS SITUATED WITH SERENE AND CALM WALKS, LOVELY BOAT RIDES, REFRESHING LAKE SIDE CAFES, BEAUTIFUL VIEWS AND AMAZING VISTAS. ITS LOCATION MAKES IT EASILY ACCESSIBLE FOR THE RESIDENTS AND THE VISITORS TO EXPERIENCE THE ENVIRONMENT. TO MAKE YOUR EXPERIENCE MORE SOOTHING, ONE CAN ENJOY DAWN AND DUSK AT THE RESIDENCES IN THIS AREA.



PROGRAM

1. VILLAS
2. APARTMENT VILLAS
3. TERRACED APARTMENTS
4. SPA
5. COMMUNITY CLUB
6. FLOATING RESTAURANT
7. LAKESIDE WALK
8. WALKING TRACK
9. YACHT CLUB



▶ LAKE VIEW TERRACE



Terrace Apartments



Yacht Club



Terrace Apartments



▶ LAKE VIEW TERRACE



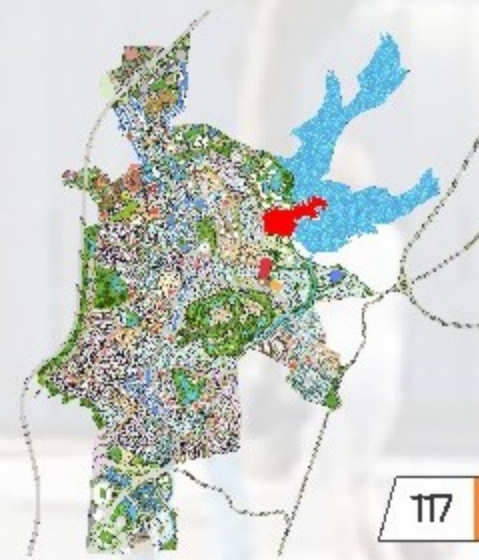
THE TERRACES

THE TERRACES IS A RETAIL, HOSPITALITY, ENTERTAINMENT AND LEISURE AREA. BEING BESIDE THE LAKE ADDS CHARACTER TO THE ATMOSPHERE IT IS TRULY AN INTEGRATED AREA BESIDE 'CAPITAL HILLS'. ENVISIONED TO BE THE DESTINATION FOR FINE DINNING, RESTAURANTS, COFFEE SHOPS AND STREET STYLE FOOD STALLS. THE LAKE COVERS THE AREA FROM THREE SIDES AND PROVIDING LIVELY ENVIRONMENT OF HOSPITALITY AND LEISURE, CREATES A MESMERIZING EXPERIENCE.

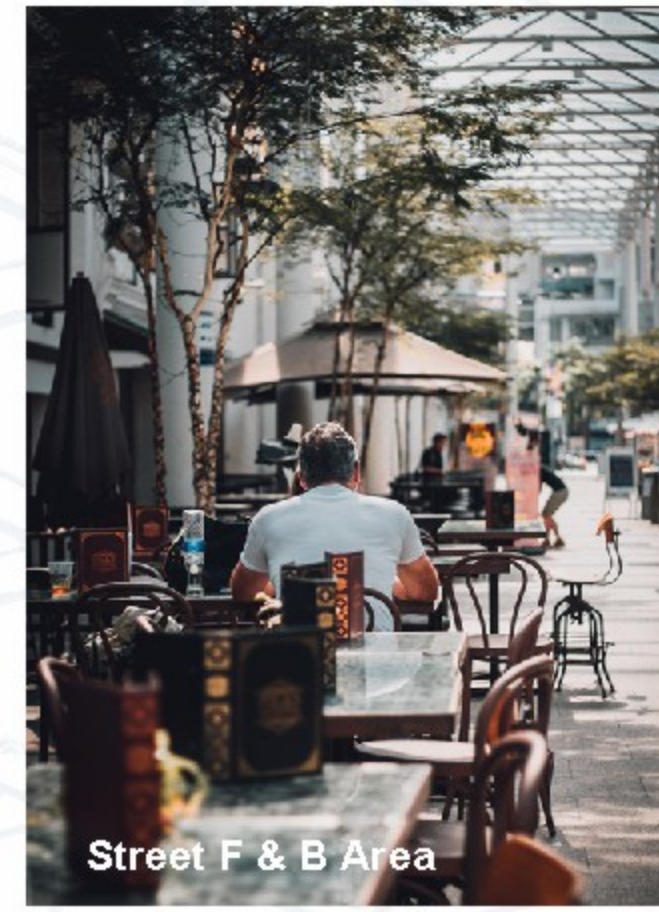


PROGRAM

1. DESIGNER BOULEVARD
2. SPECIALIZED RETAIL OUTLETS
3. FINE DINING RESTAURANTS
4. COFFEE SHOPS
5. FOOD OUTLETS
6. STREET FOOD STALLS
7. PARK



THE TERRACES



THE TERRACES



Water Park



Water Side Dining



Floating Restaurant



Water Parks

CAPITAL HILLS IS THE EXTRAVAGANT ZONE OF CSC. A SERENE AREA OF THE CITY WHERE PEOPLE WILL COME TO REJOICE. IT IS THE COMMUNITY GATHERING NODE AS IT HAS ATTRACTIONS LIKE GOLF COURSE. IT POSSESSES THE MOST BEAUTIFUL LAND DEVELOPMENT STYLE COMPRISING BUILDINGS AND THE LANDSCAPE. CAPITAL HILLS VILLAS ARE PLACED IN A TRANQUIL LANDSCAPE AND DESIGNED TO THE HIGHEST QUALITY. ISLAMABAD'S FIRST TRUE HILLS-STYLE 18 HOLES PGA STANDARD SIGNATURE GOLF COURSE, WHICH SITSONTHE CONTOURED TERRAIN TO PROVIDE A CHALLENGE FOR GOLFERS.



PROGRAM

1. VILLAS
2. TOWNHOUSES
3. APARTMENTS
4. BANQUET HALL
5. CLUB HOUSE
6. 18-HOLE PGA STANDARD SIGNATURE GOLF COURSE
7. SOUK
8. MOSQUE
9. CLINIC
10. SCHOOL
11. GREEN AREAS



CAPITAL HILLS

Club House View From Drop-off



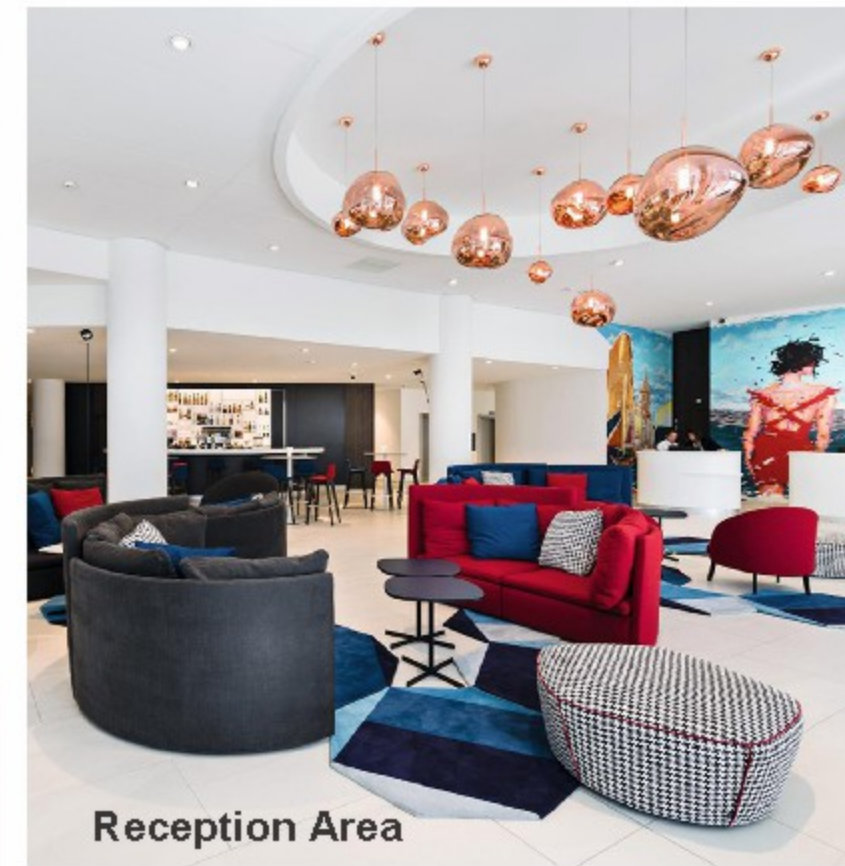
Club House View From Golf Course



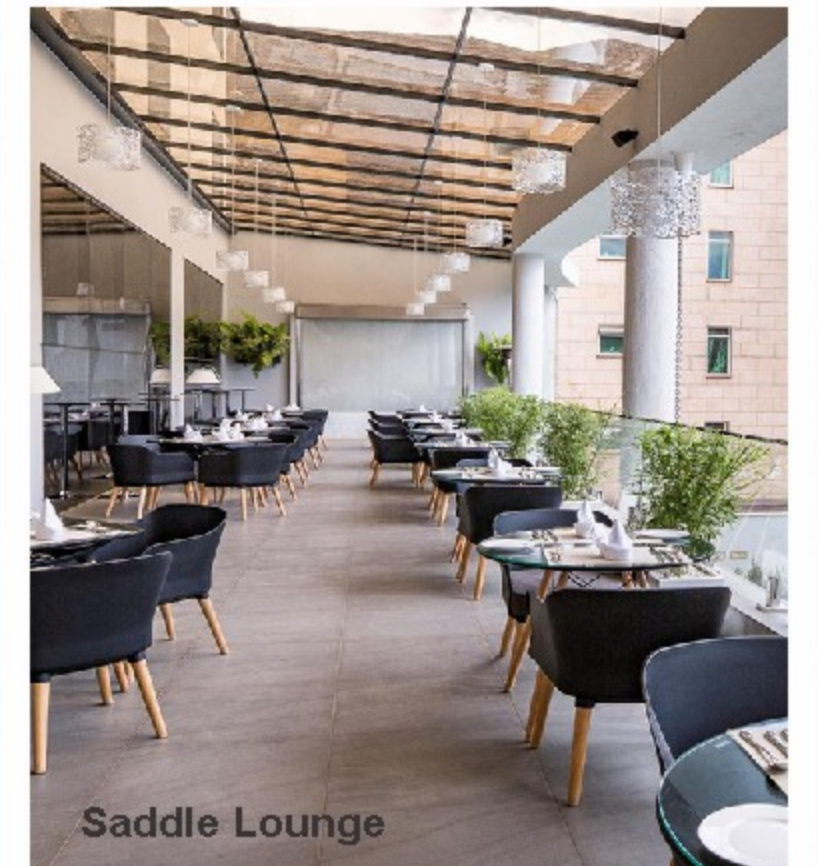
Banquet Hall



Reception Area



Saddle Lounge



CAPITAL HILLS



► CAPITAL HILLS



18 Hole PGA Standard Signature Golf Course



Villas



Townhouses



Villas

OVERSEAS DISTRICT 1

OVERSEAS DISTRICT IS LOCATED IN THE CENTER OF CAPITAL SMART CITY WHICH REPRESENTS A WORLD CLASS DESTINATION FOR ITS RESIDENTS. IT IS BESIDES THE FINANCIAL SQUARE SO IT ACTS AS AN ATTRACTION CATALYST FOR BUSINESS AND ECONOMIC ACTIVITY.

TO COMPLEMENT THE NEED OF RESIDENTS OF CSC, IT IS DEVELOPED INTO A WIDE RANGE OF RESIDENTIAL OPTIONS OFFERING DESIGNS THAT BRING HARMONY TO THE CITY. RESIDENTS ARE OFFERED WITH RETAIL, HOSPITALITY AND LEISURE.



PROGRAM

1. RESIDENTIAL PLOTS
2. TRIVILLIES SMART VILLAS
3. HOSPITALITY
4. RETAIL OUTLETS
5. FOOD AND BEVERAGE AREAS
6. EDUCATION FACILITIES
7. MOSQUE
8. LINEAR PARK
9. HARMONY APARTMENTS



PROGRAM

1. RESIDENTIAL PLOTS
2. RESIDENTIAL VILLAS
3. HOSPITALITY
4. RETAIL OUTLETS
5. FOOD AND BEVERAGE
6. EDUCATION FACILITIES
7. MOSQUE
8. PARK
9. LINEAR PARK





▶ OVERSEAS DISTRICT



Villas



Linear Park



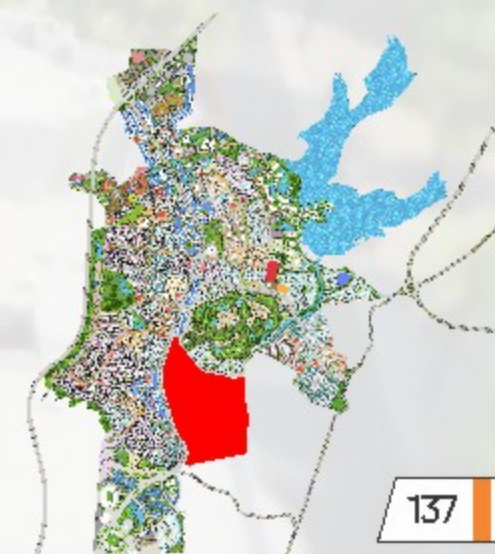
Linear Park

EXECUTIVE BLOCK IS A TOP CLASS DEVELOPMENT, OVERLOOKING THE KHAIRI MURAT RESERVE FOREST. IT FEATURES HARMONY WITH SELECTED VILLAS AND RESIDENCES. THESE STYLISH RESIDENCES ARE MADE WITH DIFFERENT ARCHITECTURAL DESIGNS VARYING FROM 5 MARLA (125 SQYD) TO 2 KANALS (1000 SQYD) UNITS . A SAFE AND SECURE AREA FOR FAMILIES, PROVIDED WITH 24-HOUR SECURITY AND MAINTENANCE SERVICES. THIS AREA IS GOING TO BE ONE OF THE MOST DESIRED AREAS FOR RESIDENTS WITH THRIVING LIFESTYLE CONSISTING OF FRIENDLY ENVIRONMENT, AMENITIES, RETAIL, F&B, HEALTHCARE AND PARKS.



PROGRAM

1. VILLAS
2. RESIDENCES
3. EDUCATION
4. MOSQUE
5. CLINIC
6. LINEAR PARKS
7. PASSIVE GREEN AREAS
8. WALKING, JOGGING AND CYCLING TRACKS
9. RETAILS - PAVILIONS



▶ EXECUTIVE BLOCK



EXECUTIVE BLOCK

Interior Views of Executive Community Club



Villas Interior Views



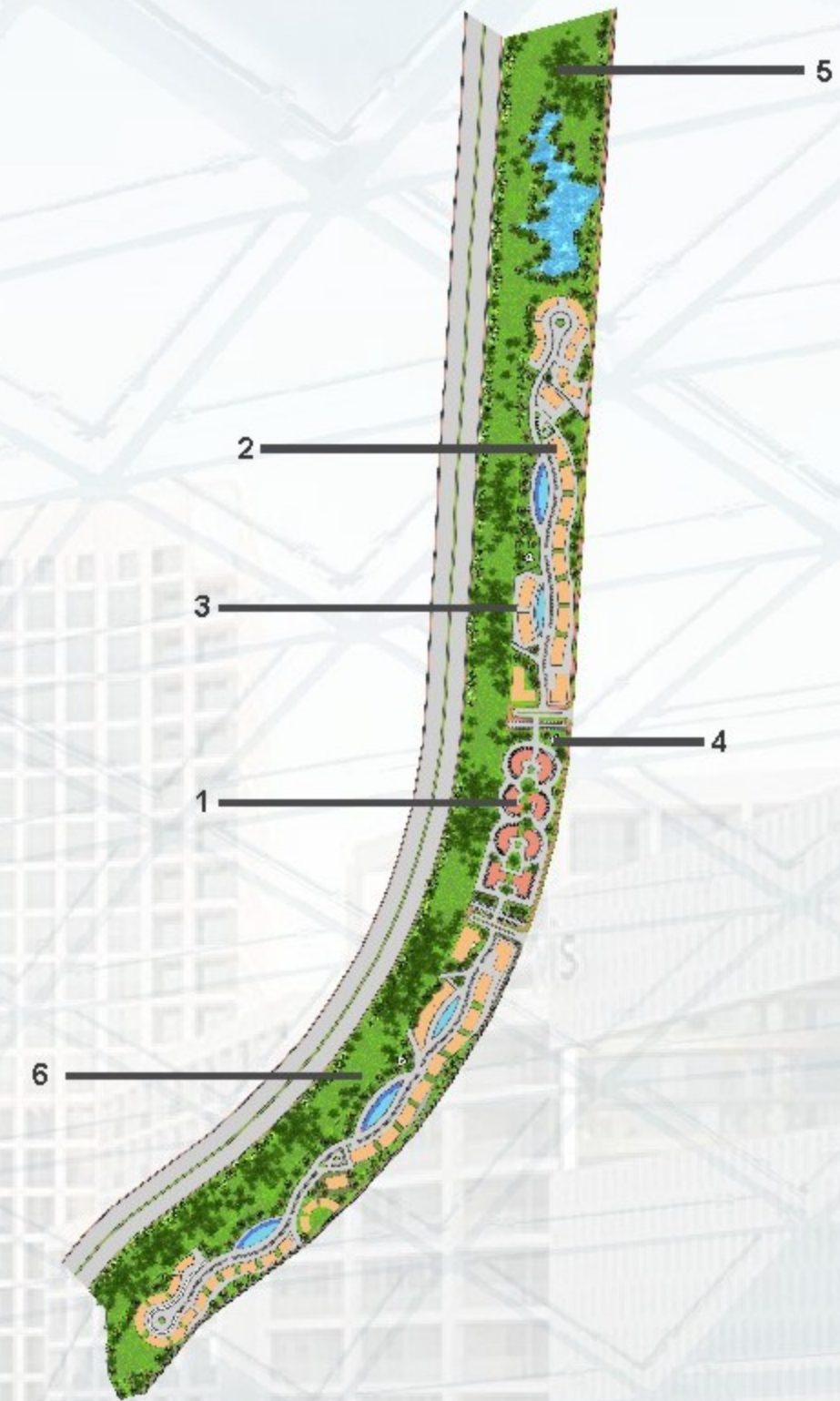
HILLS VIEW HEIGHTS IS A LARGE DEVELOPMENT IN CAPITAL SMART CITY CONSISTING OF RESIDENTIAL TOWERS ADJACENT TO M2 MOTORWAY. THIS AREA BY ITS NAME CELEBRATES THE BEAUTY OF NATURE BY HAVING THE BUILDINGS FACING THE HILLS. THIS IS A GREAT PLACE FOR WORK AND LIVING, TOGETHER WITH LEISURE AND RECREATION THROUGH RETAIL, DINNING AND OUTDOOR ACTIVITIES. IT IS WELL CONNECTED WITH CSC THROUGH BRT SYSTEM.

Residential Towers



PROGRAM

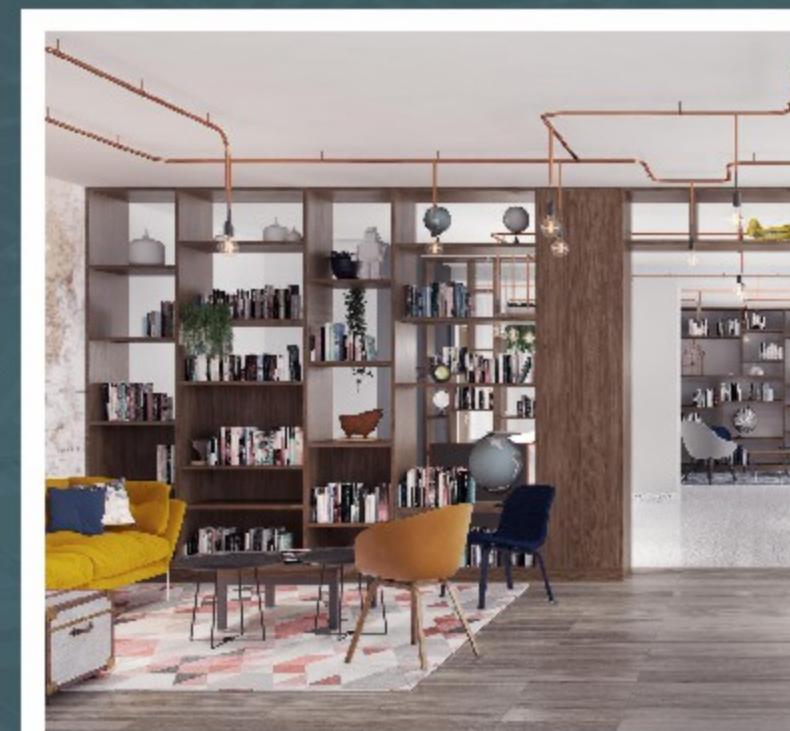
1. RESIDENTIAL TOWERS
2. F & B AREA
3. RETAIL PAVILIONS
4. MOSQUE
5. GREEN AREAS
6. SECTOR PARK



HILLS VIEW HEIGHTS

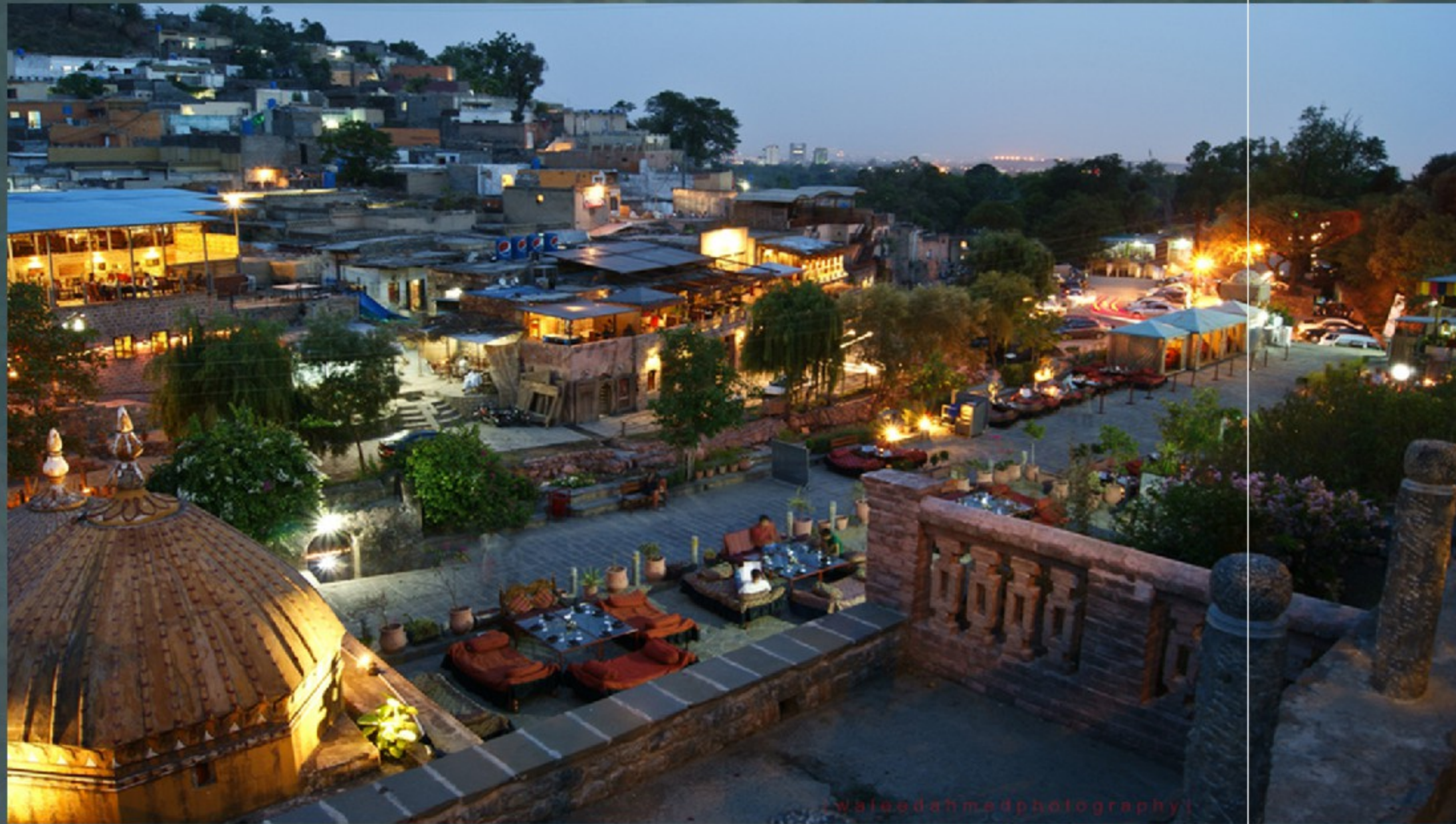


Different Views of Mix Use & Residential Towers



CULTURAL HERITAGE DISTRICT

PAKISTAN IS ONE OF THE OLDEST CIVILIZATIONS WITH MIXTURE OF ENRICHED CULTURE AND ADAPTATION OF MODERN TECHNIQUE, SHARED ITS VALUES IN THE MODERN CIVILIZED WORLD. CSC IS GOING TO BE THE FINEST SMART CITY WITH A MIXTURE OF DIFFERENT CULTURE POSSESSING THE BEST OF ART, CRAFTS HERITAGE & CULTURE INSPIRED BY THE MUGHAL ARCHITECTURE & THEME.



PROGRAM

1. MODEL VILLAGE
2. RESIDENTIAL AREA
3. F & B AREA
4. EDUCATION
5. MOSQUE
6. PARK



(waheedahmadphotography)

► CULTURAL HERITAGE DISTRICT

Cultural Restaurants



Vintage Homes



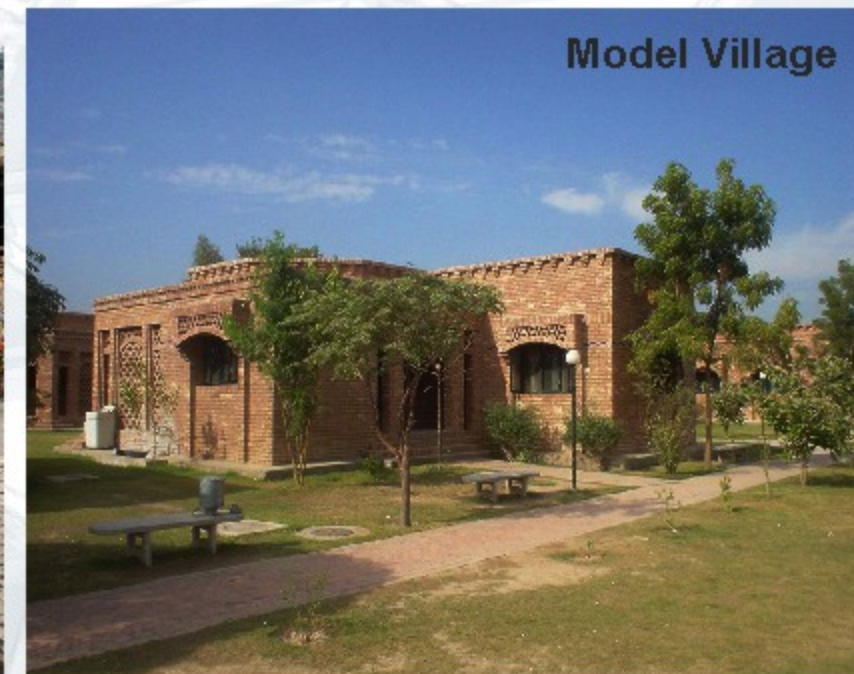
Cultural Museum



Model Village



Model Village



SPORTS DISTRICT

SPORTS DISTRICT IS AN INTERNATIONAL STANDARD SPORTS ZONE WITH MULTI-DISCIPLINARY FACILITIES. IT PROVIDES A MIX OF RESIDENTIAL, COMMERCIAL, LEISURE, SPORTS AND ENTERTAINMENT, ESTABLISHING A UNIQUE COMMUNITY. IT IS DESIGNED CONSIDERING MAJOR SPORTS VENUES WITH ICONIC STADIUMS. IT ALSO FEATURES INTERNATIONAL STANDARD SPORTS ACADEMY AND SPORT THEME RETAIL PAVILION.

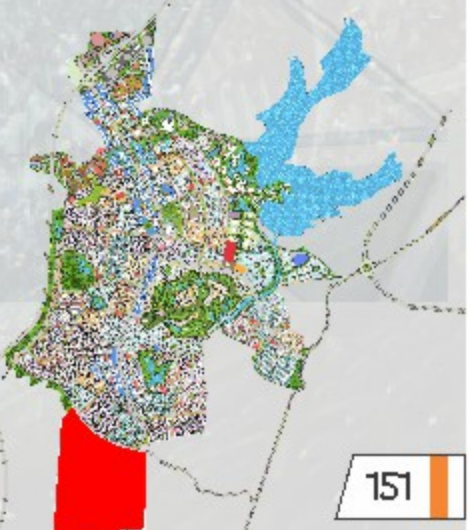
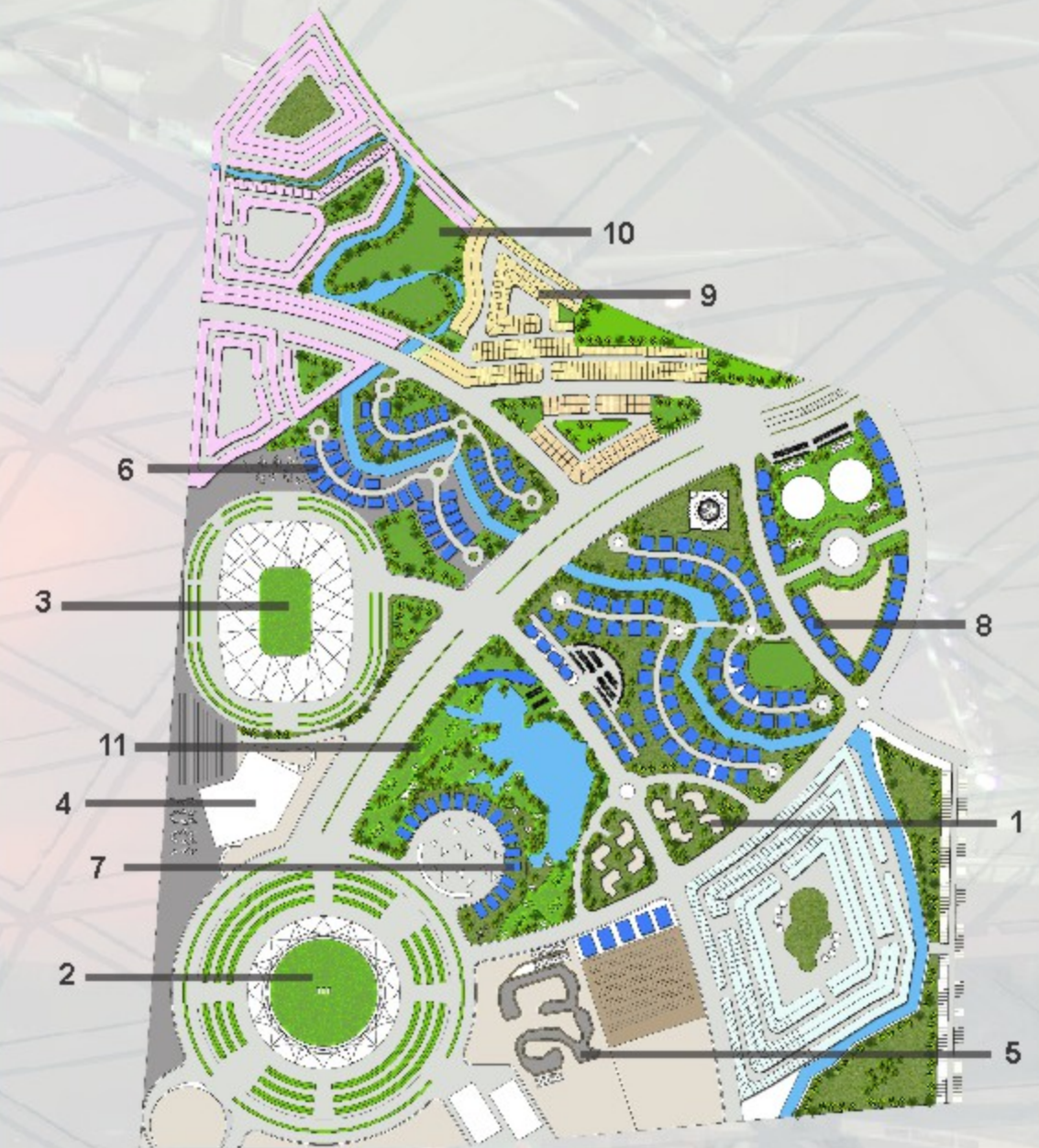
THIS AREA CONSISTS OF DIFFERENT RESIDENTIAL OPPORTUNITIES RANGING FROM APARTMENTS TO VILLAS, INTERMINGLING WITH STREAMS AND NATURE.

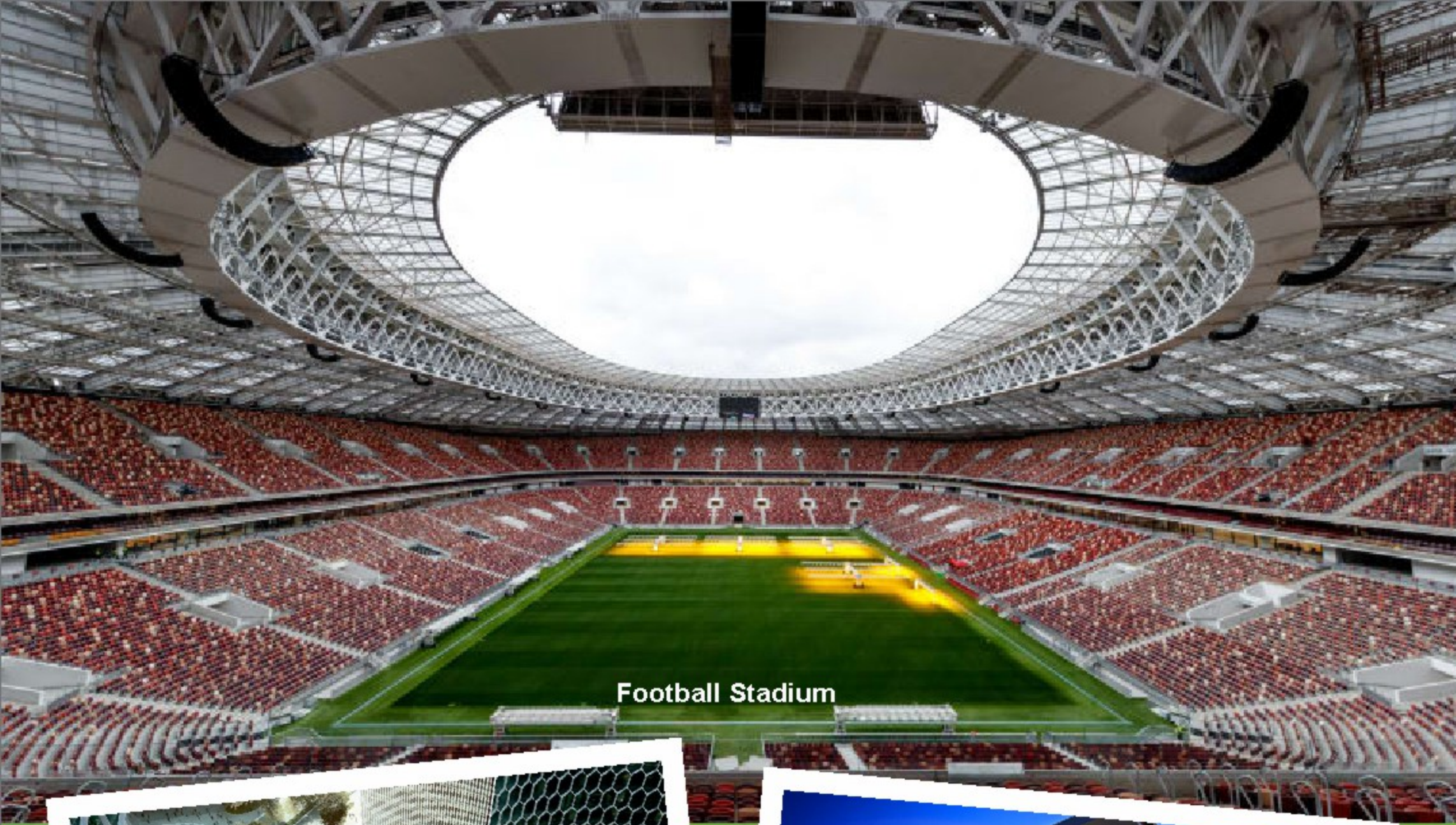


ICC Standard Cricket Stadium

PROGRAM

1. OFFICIAL SPORTS ACADEMY
2. ICC STANDARD CRICKET STADIUM
3. OLYMPIC STADIUM
4. INDOOR ARENA
5. F2 RACE TRACK AND MOTOCROSS TRACK
6. PAVILION - FOOD & BEVERAGE
7. SPORTS RETAIL
8. APARTMENTS
9. VILLAS
10. GREEN AREA
11. AMUSEMENT PARK





Football Stadium



Indoor Gaming Arena



Apartments



Football Stadium



F2 Racing Track



Dirt Racing Track

▶ SPORTS DISTRICT

SPORTS DISTRICT



Bowling Alley



Amusement Park

Olympic Gymnasium



Outdoor Amusement Park

ACHIEVEMENT

- 75% of Pakistan Thermal Power
 - 12,500 MW Power Projects Completed till 2019
 - New Multan International Air Port - The First-Ever Pakistani Project, Independently Built on Turn-Key Basis
 - Icon Towers Karachi Tallest Building in The Region with 67 Stories
 - Pakistan's First Green Field Refinery Project PARCO Mid Country Oil Refinery, Pakistan 100,000 BPD Capacity
 - The Largest Infrastructure Developer of Pakistan - Developed/Constructed more than 10,000 Km Road Networks
 - Convention Center Islamabad Design, Built and Operated Ahead of Schedule in 11-Months
 - Successful Royal Orchard Housing Scheme in Multan, Sahiwal and Sargodha
- **66 Years** of Commitment, Delivery & Excellence
 - Over **10,000** Employees
 - Over **12,000** Acres Housing Infrastructure Development

THE PLACE MAKERS



Mr. Zahid Rafiq
Chairman

Future Developments Holdings (FDH) is carrying the legacy of the Habib Rafiq Group in Real Estate by bringing the new ideas and technology in the sector. In this era of scientific advancement, we are working with full dedication to satisfy our clients and win their hearts.

FDH is leading from the front to serve the humanity by integrating innovation and global outlook.



Mr. Luis Fernandez-Reyes
Chief Development Officer

Real Estate is an essential component in the development of a country. It is our responsibility to make the society a better place by taking up the challenges and availing the opportunities. We are promoting smart urbanization through 'one stop smart shop.' We are always looking forward towards improvement by Putting our best efforts.

FDH CONSULTANTS



Group Picture of FDHL Team with all Consultants at The EIS Club Dubai



FDHL TEAM AT DSA OFFICE

Established Since Origin Speciality	: 1960 : Singapore : Master Planning-Smart City Solutions	SJ SURBANA JURONG SJ TECHNOLOGIES
Established Since Origin Speciality	: 1987 : United Kingdom : Urban Master Planning & Landscape Design	cracknell LANDSCAPE ARCHITECTURE PLANNING
Established Since Origin Speciality	: 1929 : Switzerland : Golf Course Design & Construction Supervisor	H HARRADINE GOLF Since 1929
Established Since Origin Speciality	: 1990 : USA : Golf and Club Management	TROON GOLF
Established Since Origin Speciality	: 1985 : South Africa : Architectural & Interior Design	DSA ARCHITECTS INTERNATIONAL
Established Since Origin Speciality	: 2003 : Spain : Masterplan, Architecture, Interior and landscape	arquivo architects
Established Since Origin Speciality	: 1999 : Singapore : 3D Architectural Visualization	AIP studio works
Established Since Origin Speciality	: 2016 : Pakistan : Smart Technology Solutions	SFT technology
Established Since Origin Speciality	: 1973 : Pakistan : Engineering Consultancy Organization	HEE PAK
Established Since Origin Speciality	: 1997 : Pakistan : Consulting Engineers	Consulting Engineers
Established Since Origin Speciality	: 1990 : Pakistan : Engineering Design, Wind, Solar & Hydro power Plants Engineering	DESIGNMEN CONSULTING ENGINEERS (PVT) LTD.

THE TEAM



CAPITAL SMART CITY



FDHL AND SURBANA JURONG



FDHL PRESENTING AWARD TO PETER HARRADINE

NESE CONSULTANTS

HEAD OFFICE

Silver Square Plaza,
Plot no 15, F-11 Markaz,
Islamabad
Toll Free: +92 0800-SMART (76278)
Tel: +92 51 2224301-04
Fax: +92 51 222 4305
UAN: +92 51 111 444 475

ISLAMABAD OFFICE

Plaza no 11, Jinnah Boulevard (East), Sector A
Near Gate #1, DHA Phase II, GT Road, Rawalpindi
Tel: +92 51 5419180,81,82
Tel: +92 51 5208092,93,94
Fax: +92 51 5419183
UAN: +92 51 111 444 475

MULTAN OFFICE

Royal Orchard Housing, Gate # 1, Multan Public
School Road, Multan.
UAN: +92 61 111 444 475
Tel : +92 61 6740201-8
Cell : +92 300 0502706-12

FDH INTERNATIONAL OFFICE - LONDON (UK)

2nd Floor, 112 High Road, Ilford IG1 1BY
London, United Kingdom
Tel: +44 20 3903 4751, 4752 & 4753
Tel: +44 7881 388270
Fax: +44 7881 388280
E-mail: sales.uk@smartcitypk.com
sales.uk@fdhlpk.com

LAHORE OFFICE

24 A. XX Commercial, Khiaban-E-Iqbal, DHA
Phase III, Lahore, Pakistan
Toll Free: +92 0800-SMART (76278)
UAN: +92 42 111 444 475

SARGODHA OFFICE

Royal Orchard Housing, Lahore-Khushab
Bypass Road, Sargodha.
UAN : +92 48 111 444 475
Tel : +92 320 8650446
Cell : +92 301 8650446

SAHIWAL OFFICE

Royal Orchard Housing, Opposite Comsats
University, Sahiwal.
UAN : +92 40 111 444 475
Tel : +92 40 4305111-15
Cell : +92 300 0502721-23



Web Address:
www.smartcitypk.com
www.fdhlpk.com



Email Address:
sales@smartcitypk.com



Toll Free
0800 SMART (76278)



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