CAPITAL
SMART CITY

A PROJECT OF

FDH
Development

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CAPITAL
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Pioneering
the Sustainable
Future of Pakistan

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Future of Pakistan

CAPITAL SMART CITY

NEAR NEW ISLAMABAD
INTERNATIONAL AIRPORT

FDH

Development

Capital Smart City near New Islamabad International Airport (CSC) is an initiative of Future Developments Holdings (Pvt) Limited (FDHL), which is one of the leading real estate developers and asset management company operating in Pakistan to develop new state of the art smart cities with a focus not only to give luxury living but also equal economic contributions.

Through strategic investments, innovative urban planning and life cycle asset management, FDHL creates integrated communities that embody international standards of sustainability with a strong commitment to quality.

Our Member Companies

HRL
HABIB RAFIQ (PVT.) LTD.

EDL
Engineering Dimensions (Private) Limited

Royal Orchard

InfraTech
PAKISTAN (PVT.) LTD

SJ SURBANA JURONG

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.

SJ Member Companies

AETOS K T P Robert Bird Group SMEC 华太设计 SINO-SUN

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 in June 2015 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 nvironmentally 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.

A NEW DESTINATION

NEAR NEW INTERNATIONAL ISLAMABAD AIRPORT

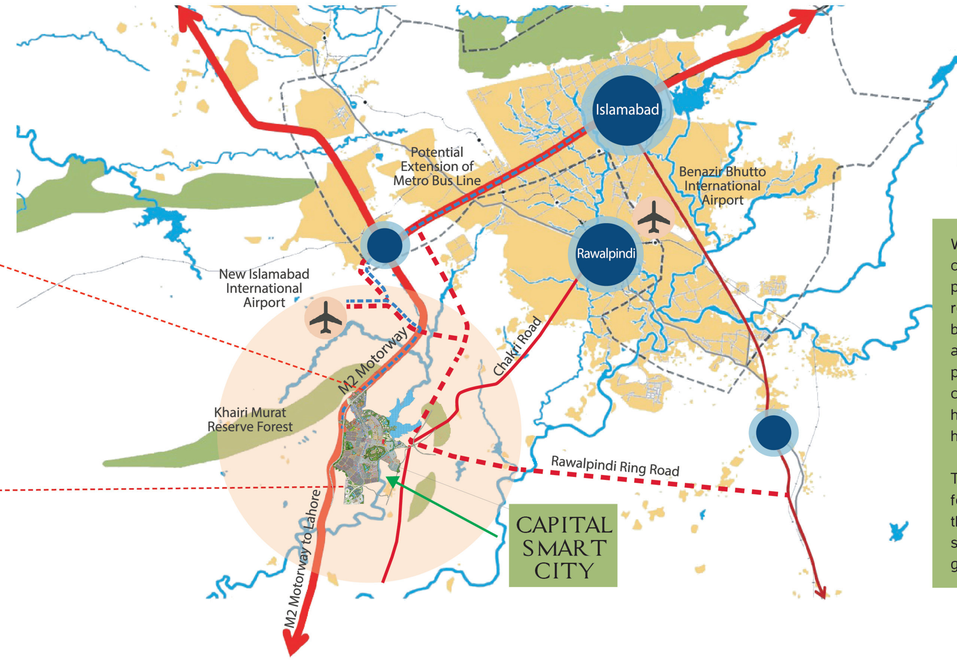
The project site of CSC is situated in Islamabad and Rawalpindi region, next to New Islamabad International Airport.

Excellent location of CSC makes it well-connected to the new airport and surrounding major urban centres via M2 Motorway, Chakri Road and upcomming Rawalpindi Ring Road.

City metro bus line extended from the city centre of Islamabad to the new airport and potentially into the site by FDHL.

Excellent Location
Excellent Location along M2 Motorway with High Value Development Potential

Growing Urbanisation & Economic
Growing Urbanisation & Economic Opportunities in Islamabad Region



Excellent Location & Connectivity

With the emerging economic opportunities in the region, CSC is poised to establish itself as a regional centre offering new business opportunities and accommodating the influx of population by creating a new centre of economic, commercial, health, educational, recreational, housing and tourism facilities.

The existing natural elements of forests, hills and rivers surrounding the site provides opportunity for scenic views, vistas and potential green corridors.

5-7 minutes dirve
5 - 7 minutes drive from New Islamabad International Airport

22 minutes dirve
22 minutes drive from Islamabad & Rawalpindi City Centres

Seamless BRT Connection
Seamless BRT Connection to New Islamabad International Airport & Islamabad City

CAPITAL SMART CITY FRAMEWORK

Capital Smart City near New Islamabad International Airport aims to become 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 and control on the one hand, inclusion and participation on the other. It leverages and harnesses modern technology to enable cities to function more reliably with sustainability for all residents.

SMART ECONOMY

SMART HOUSING

SMART ENVIRONMENT

Diversity of Jobs

- To become the first commercial center in the region; neighbouring the New International Airport.
- To attract international business and investors.
- To create a variety of job opportunities in commercial and service sectors.
- About 90,000 IT jobs alone will be available.

World Class Infrastructure

- To provide efficient and sustainable transportation facilities, modern infrastructure to increase productivity and regional growth.
- To ensure that well-connected networks are established for road users, pedestrians, cyclists and future mobility needs.

Convenient & Quality Living

- To design a resilient social infrastructure.
- To set a model of human centered contemporary urban design.
- To introduce the concept of communal based sustainable urban development in Pakistan.
- To provide the residents of smart city with modern technology driven swift access to a wide range of urban facilities.

Protection of Cultureal Heritage

- To become a culturally rich city with a vibrant multicultural environment.
- To integrate ethnic and cultural diversity in the architecture of smart city.
- To become a center for community with different social & cultural needs.

Efficient Resource Management

- To be the most eco-friendly development project 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 on 24-7-365 basis.

Clean & Green

- To conserve natural resources and ensure minimal loss of natural areas.
- To become a picturesque city, full of natural vistas and sceneries.
- To provide an eco-friendly environment that is convenient for long walks and hikes.

Comprehensive Setup of

SMART FACILITIES

1 Executive Block

Activity: Residential

- Residential Plots
- Residential Villas
- Hospitality
- Retail
- Food & Beverages
- Health Care
- Education
- Religious

2 Crystal Lake

Activity: Mixed Use & Retail

- Shopping Mall
- Crystal Water Lake
- Floating Village
- Light & Musical Dancing Fountain
- Lake Walk
- Hospitality, Retail, Food & Beverages
- Mixed Use Residence Apartments & Offices
- Concert Arena
- 3D Max Cinema
- 4 Star Hotels

3 PANDA District

Activity: Mixed Use & Retail

- Shopping Mall
- Light & Music
- City Walk
- Hospitality, Retail, Food & Beverages
- Mixed Use Residence Apartments & Offices

4 Financial Square

Activity: Mixed Use & Hospitality

- Financial Square Gate Offices
- Bank Corporate Offices
- Residence Apartments
- Conference/ Exhibition Halls
- Hospitality, Food & Beverages
- 5 Star Boutique Hotels

5 Aviation District

Activity: Logistics

- Logistics Warehouses
- Cold Storage Warehouses
- Exhibition Halls
- Logistics Corporate Offices
- Technology Park
- Hospitality, Food & Beverages
- 3 Star Hotels

6 Hoilday Park

Activity: Leisure & Entertainment

- Street Food Truck Park
- Bird Park
- Theme Park
- Holiday Resort
- Retail
- Food & Beverages

7 Healthcare District

Activity: Medical

- Hospitals
- Clinics
- Laboratories

8 Education District

Activity: Educational & Medical

- Universities
- Medical Colleges
- Colleges
- Schools
- Day Care Centres

CAPITAL SMART CITY FACILITIES

9 Overseas Blocks

Activity: Residential

- Residential Plots
- Residential Villas
- Hospitality
- Retail
- Food & Beverages
- Health Care
- Education
- Religious

10 Mosques

Activity: Religious

- Main Mosque (Grand Jamia Mosque)
- Sector Mosques

11 BRT System

Activity: Transportation

- Interchange
- Bus & Public Transport Stations
- Operation & Maintenance Facilities
- Bus Lanes

12 Urban Utilities

Activity: Utilities

- Grid Station
- Solar Parks
- Potable Water Treatment Plant
- Sewerage Treatment Plant
- Irrigation System
- Solid Waste Management System
- Security Control
- Fire Fighting/Civil Defence System
- Police Station

13 Infrastructure

Activity: Urban Development

- Dedicated Interchange
- 350ft Wide Boulevard
- Road Network
- Gate Entries
- Boundary Wall
- Landscaping
- Cycle Tracks
- Running Tracks
- Street Lights

14 Smart City Facilities

Activity: Smart City Controls

- Load Shedding Free Environment
- Automated Traffic Control
- Automated Utility Supply
- Environmental Collection
- CCTV with Facial & Object Recognition
- Automated Street Lights
- Free Wifi Spots
- Automated Air Conditioning Control System
- Electric Bikes

15 Garden Parks

Activity: Landscaping & Open Spaces

- Flower Gardens
- Linear Gardens
- Heritage Gardens

16 FDH Buildings

Activity: Development

- Sales Gallery
- Facility Management
- Food & Beverages
- Hospitality

A GATEWAY DEVELOPMENT WITH

EXCELLENT CONNECTIVITY

CREATING INVESTMENT OPPORTUNITIES WITH **NEW INTEGRATED LIFESTYLE**

A SYMBOL
OF UNITY FOR
WISDOM
& **HERITAGE**

A CITY
ENVIRONMENT
CONDUCIVE
FOR **CREATIVE**
INNOVATION

CULTIVATE COMMUNITY

WITH SAFE & SECURED NEIGHBOURHOOD

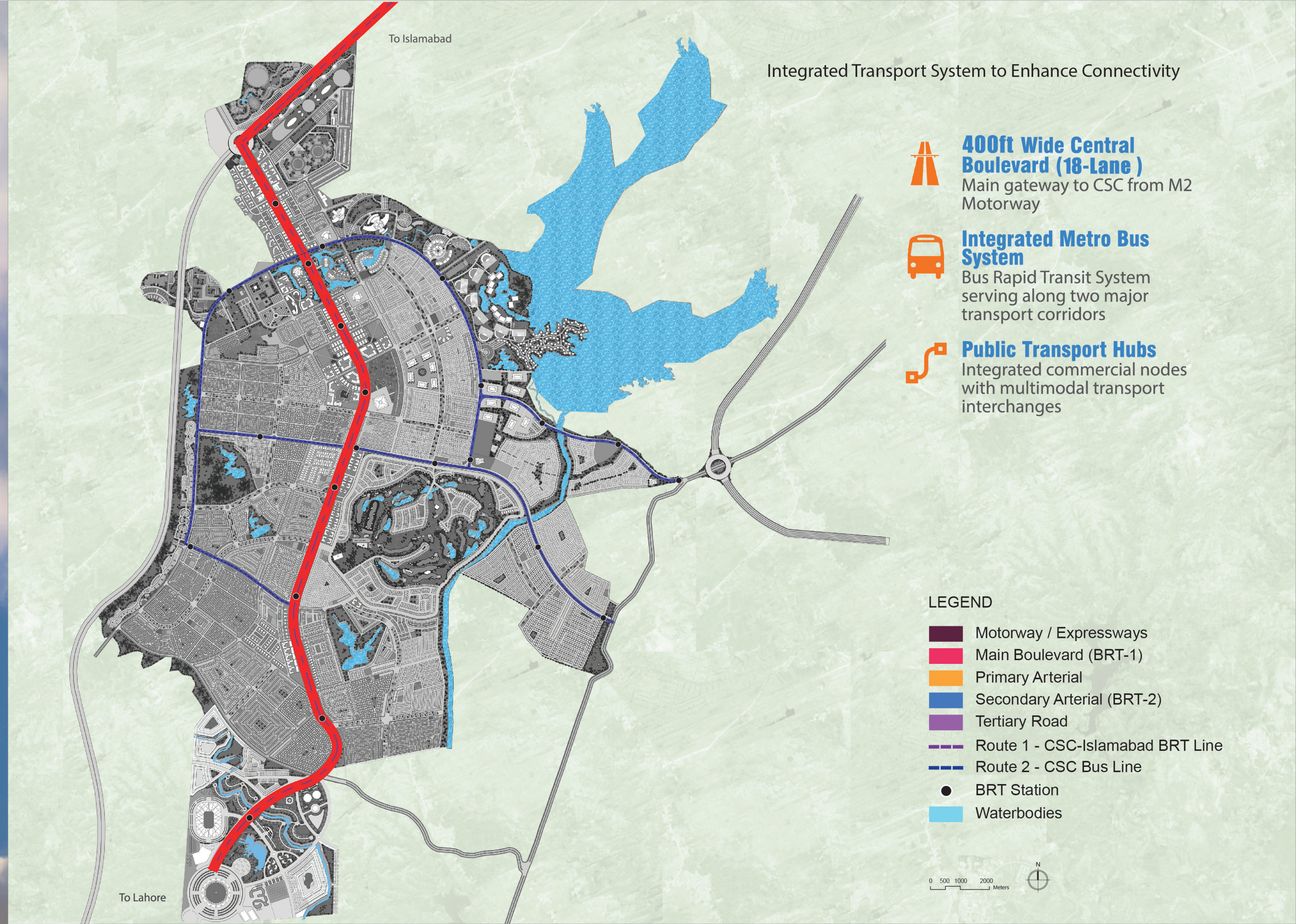
CENTRAL BOULEVARD

18-LANE, 400FT WIDE WITH DEDICATED BRT LANE

EFFICIENT & SUSTAINABLE MOBILITY

Strategic network of CSC is structured on a gridded network of roads to maximise efficiency and connectivity, creating network resilience with a variety of possible routes to any destination. A link to the north of the city will serve as a bypass, carrying strategic commercial traffic around CSC.

Public transport will be encouraged as a primary mode for trips, but will coexist with private vehicles, which are expected to remain prevalent. Public transport is integrated with the land use plan to ensure that public transport spines are aligned with high density development corridors and mixed-use development around public transport stations and nodes are promoted.



SEAMLESS GREEN SPACE CONNECTIVITY

Master Plan integrates the existing rich natural features through eco-spines and seamless recreational trails. It also takes forward and integrates the existing land use and environmental value map to improve the urban environment by infusing a variety of parks and public open spaces including 18-hole PGA Standard Signature Golf Course by Harradine Golf and adventure zone, bringing people closer to social activities and nature.

100% Protection
Of all rivers, natural areas and slopes greater than 30%- safeguarding vistas and sceneries

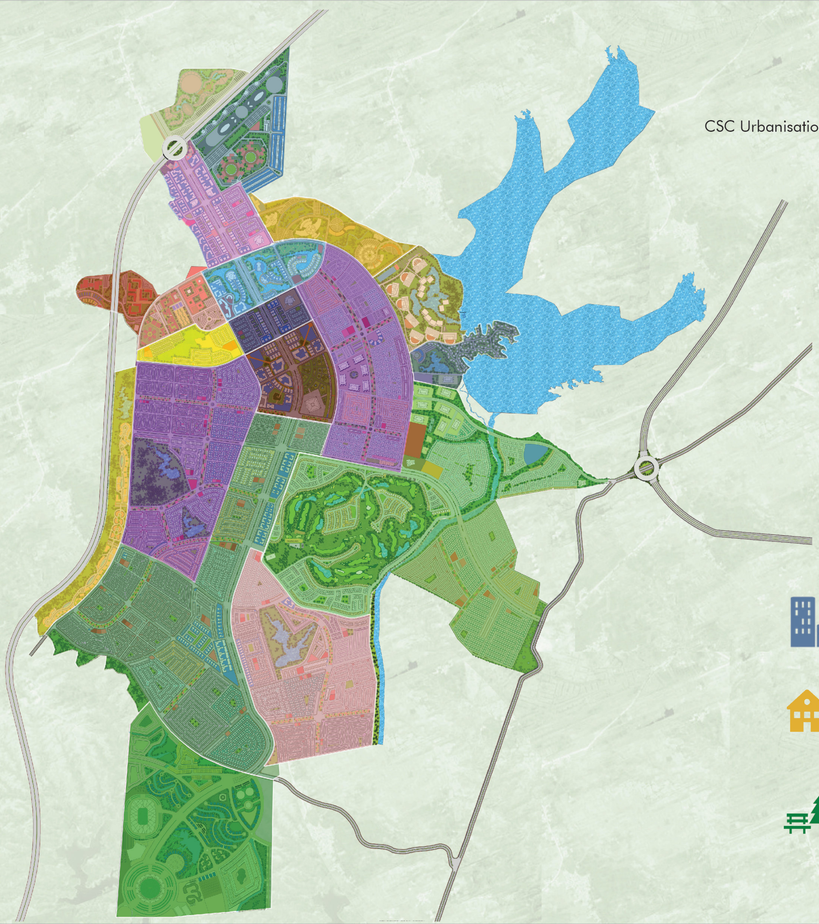
20m² Open Space/person
Including a variety of sports, recreation, culture, community garden facilities

600 Kanal Central Park
Integrated with the Grand Mosque and Financial Square as tourism destination

35 Miles Recreation Trail
Along eco-spine and rivers within a seamless network

EXCLUSIVE LIFESTYLE LIVING

CSC Urbanisation Model to Shape Liveable Communities



Creating over 200,000 Employment Opportunities

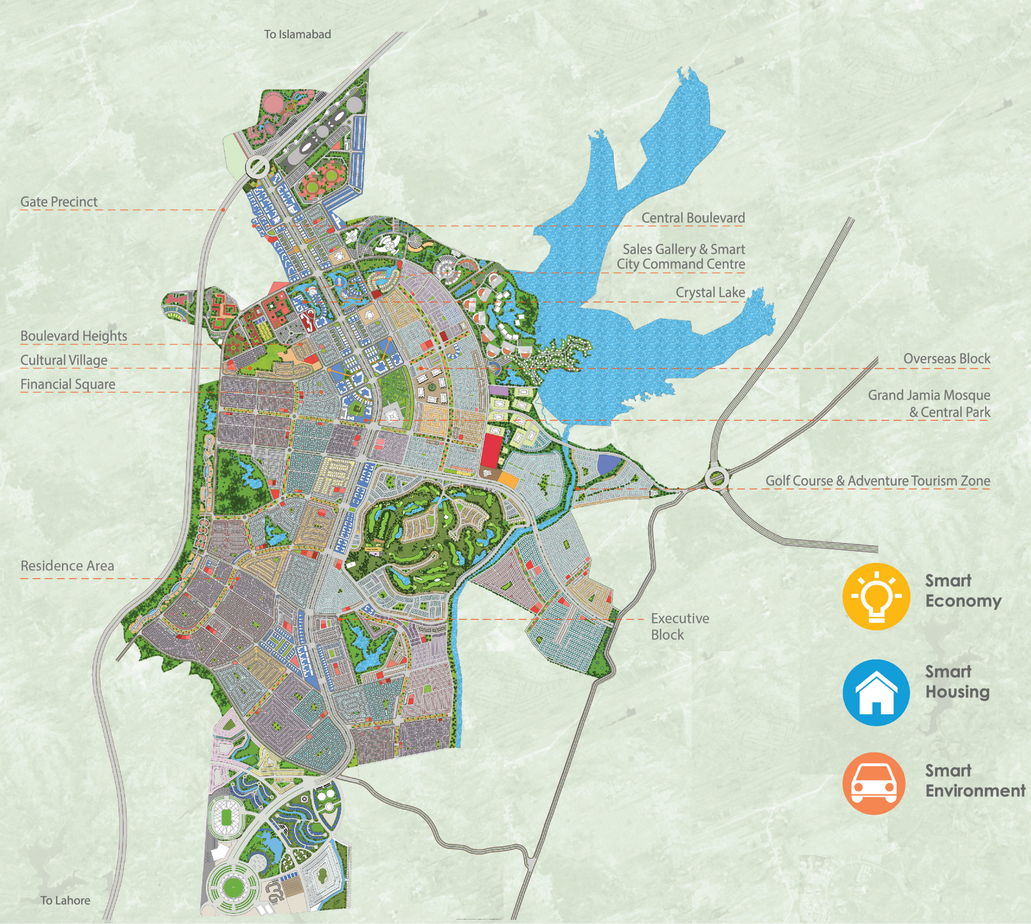
Offering over 45,000 Dwelling Units, housing a population of 360,000

Maximum 500m Walking Distance Accessibility to Public Facilities & Open Space

A NEW DESTINATION TO LIVE, WORK, LEARN & PLAY

With the aim to develop strategic growth areas and attract future investments, the concept for CSC captures the radial growth pattern with a large centrally located business districts, well-distributed sub-centres and neighbourhood centres in periphery. A township model is proposed for CSC, guiding the master plan to facilitate traffic flow, offer diverse and affordable choices to nurture vibrant communities.

High to low density housing ranging from 5 Marla (125 sqyd) to 20 Kanal (10,000 sqyd) residential plots with convenient public facilities are distributed across various neighbourhoods. This includes Golf Course Community, Overseas Block Communities, Mixed-use Waterfront Apartments, as well as Executive Block and Capital Ranches.



CAPITAL HILLS
A SERENE DESTINATION
FOR FUTURISTIC LIVING

Capital Hills, an exclusive, luxurious and contemporary Golfing Community, bringing you a sophisticated urban environment that perfectly integrates ecological consciousness in the contemporary urban design. Exactly the way you visualized it.

Located in the heart of the Smart City project, it includes state-of-the-art 18-holes PGA Standard Signature Golf Course and an international standard Golf Club.

Inspired by the green landscape and the natural beauty of the region, this integrated golf community creatively combines ecological design with urban architecture. The sustainable eco-system manifests itself in three elegant, urban communities i.e. Mediterranean styled Golf Course Community, Contemporary styled Lake Views Community and Georgian styled Hills Community.

MEET YOUR MATCH

Capital Hills is a blend of natural settings and modern architecture comprising of villas, duplex's & town-houses along with apartments. The natural surroundings embellish the minimalist town plan carefully designed for one's contemporary and smart lifestyle.

The apartments and villas are designed keeping in mind contemporary lifestyle surrounded by lush green landscapes which add value to this exclusive housing project. The architecture is both modern and sustainable, designed to perfection to meet the needs of futuristic living. Modern amenities, facilities and a leisure club building is part of this smartly designed housing project featuring F&B, swimming pools, tennis, gym, cinema and play areas. Other amenities include mosque, modern clinics, banquet halls and schools.

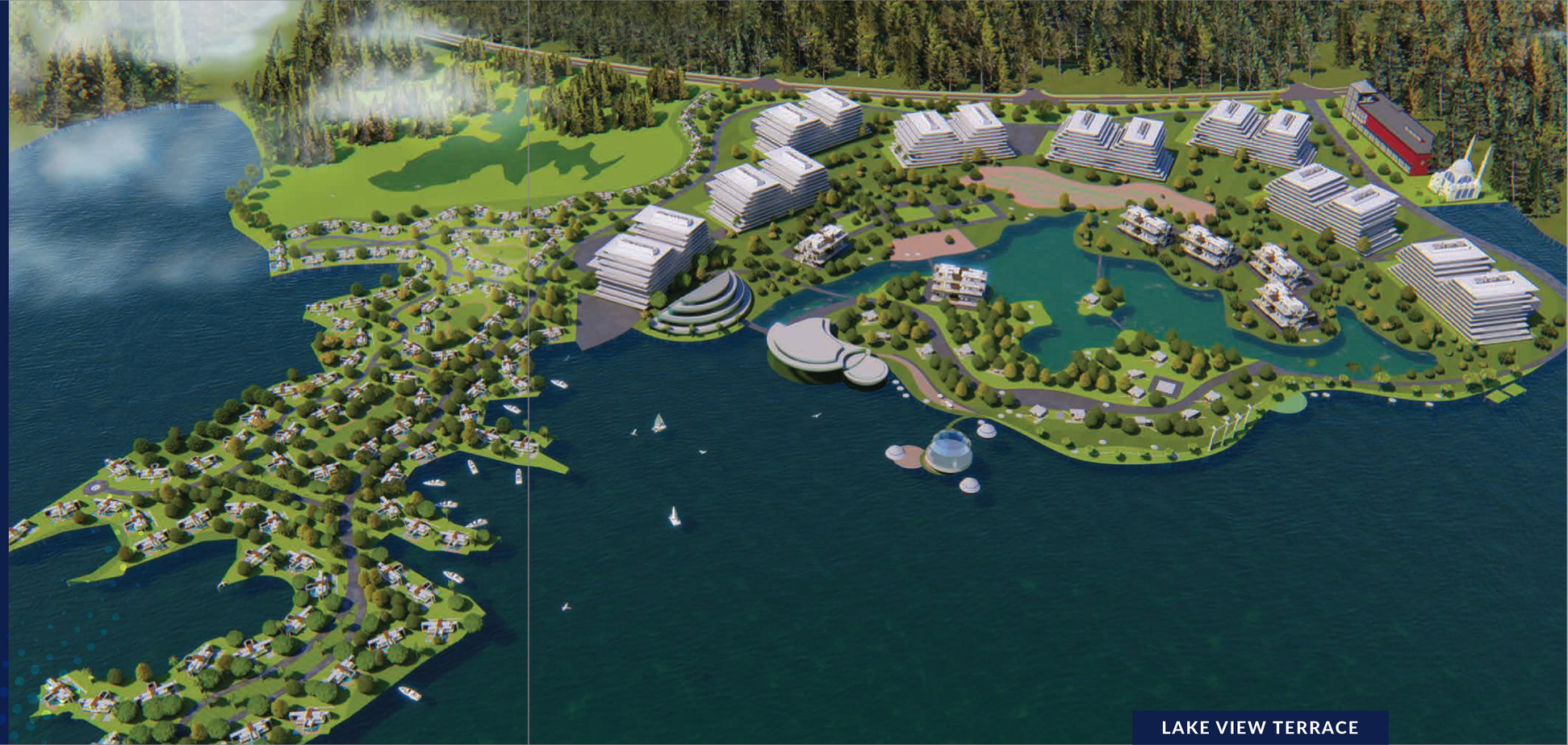
We provide you the best match for your dreams among the range of various sizes and types of villas & apartments.

BREATH IN A NATURAL HABITAT

Lake View Terrace is the serene area of Capital Smart City where one can be very close to nature. Greener landscape infused with blue water lake gives a refreshing experience.

It is the best place to enjoy dawns and dusks at CSC. Lake-side walks with cool breezes from lake lightens up the mood.

In free time this is the area to indulge in lake side cafes and restaurants. The residences provide a direct belonging to nature.



LAKE VIEW TERRACE

SMARTLY DESIGNED FOR SMART PEOPLE

WHERE LEARNING BEGINS

Education district is a part of Capital Smart City area dedicated to educational organizations. This area consists of institutions which enhances knowledge whether it be a school, college, university or vocational institutions.

Education District comes with a number of supporting programmes to assist in enhancement of knowledge. The knowledge is not limited to age and thus our design symbolizes the same aim.

The area is facilitated with an easy and accessible transport systems and made it into a user friendly zone with numerous food outlets.

YOUR HEALTH IS PRECIOUS TO US

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 the kind in context of testing machine's, technological advancement and providing ease of patient's treatment and procedure.

EFFICIENT & CONVENIENT LIVING

Aerial View from Khairi Murat Reserve Forest

PIONEERING THE **SUSTAINABLE FUTURE** OF PAKISTAN

CONSULTANTS

Established Since **Origin** **Speciality**	: 1960 : Singapore : Master Planning-Smart City Solutions	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	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	arquivio architects
Established Since **Origin** **Speciality**	: 1999 : Singapore : 3D Architectural Visualization	AIP studioworks
Established Since **Origin** **Speciality**	: 2016 : Pakistan : Smart Technology Solutions	SFT Technology
Established Since **Origin** **Speciality**	: 1973 : Pakistan : Engineering Consultancy Organization	NESPAK
Established Since **Origin** **Speciality**	: 1997 : Pakistan : Consulting Engineers	Metallica Engineers
Established Since **Origin** **Speciality**	: 1990 : Pakistan : Engineering Design, Wind, Solar & Hydro power Plants Engineering	DESIGNMEN CONSULTING ENGINEERING (PVT) LTD.

For Online Brochure

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