



A PROJECT OF



Development



FOLLOW US

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We are BUILDING
A SMART PAKISTAN

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We are BUILDING
A SMART PAKISTAN





CAPITAL SMART CITY

ON M-2 MOTORWAY
NEAR NEW ISLAMABAD
INTERNATIONAL AIRPORT



SMART DEVELOPERS



Development

Capital Smart City (CSC) near New Islamabad International Airport 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



SMART PLANNERS

JEWEL CHANGI AIRPORT
SINGAPORE



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



Surbana Jurong

Surbana Jurong Group is one of the largest Asia-based urban, infrastructure and management services consulting firms, with around 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 SMC 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. In addition to building homes and designing cities that are socially, economically and environmentally sustainable and also 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.

SMART LOCATION

NEAR NEW ISLAMABAD INTERNATIONAL AIRPORT

The project site of CSC is situated in Islamabad and Rawalpindi region, next to New Islamabad International Airport on M-2 Motorway.

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

City metro bus line is 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 Urbanization & Economic

Growing Urbanization & Economic Opportunities in Islamabad Region



5-7 minutes drive

5 - 7 minutes drive from New Islamabad International Airport



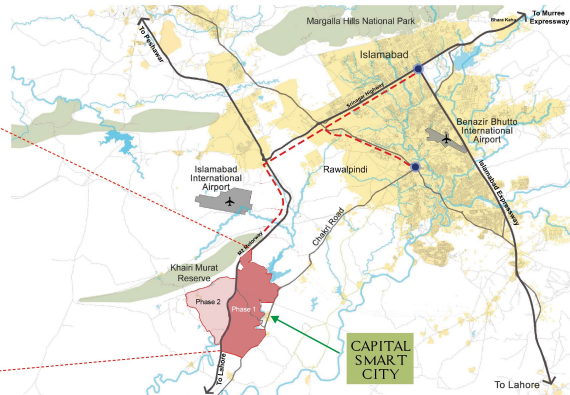
22 minutes drive

22 minutes drive from Islamabad & Rawalpindi City Centres



Seamless Metro Bus Connection

Seamless Metro Bus Connection to New Islamabad International Airport & Islamabad City



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.

Smart Facilities

LIVE A DIGITAL LIFESTYLE

1 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 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



7 Healthcare District

Activity: Medical

- Hospitals
- Clinics
- Laboratories



2 Executive Block

Activity: Residential

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



4 SILICON VALLEY

Activity: Mixed Use & Retail

- Shopping Mall
- University Campus
- Business Park
- Hospitality, Retail, Food & Beverages
- Corporate Offices
- Serviced Apartments
- Hotels



6 Capital Theme Park

Activity: Leisure & Entertainment

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



8 Education District

Activity: Educational & Medical

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



9 Overseas Blocks

Activity: Residential

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



11 BRT System

Activity: Transportation

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



13 Infrastructure

Activity: Urban Development

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



15 Garden Parks

Activity: Landscaping & Open Spaces

- Flower Gardens
- Linear Gardens
- Heritage Gardens



10 Mosques

Activity: Religious

- Main Mosque (Grand Jamia Mosque)
- Sector Mosques



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



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



16 FDH Buildings

Activity: Development

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



CAPITAL SMART CITY FACILITIES



SMART FRAMEWORK

EVERYTHING
YOU NEED IS NEAR YOU

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 one hand and inclusion and participation on the other. It leverages and connects modern technology to enable cities to function more reliably with sustainability for all residents.

SMART ECONOMY



Diversity of Jobs

- ▶ To become the first commercial center in the region; neighboring the New Islamabad 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.



Convenient & Quality Living

- ▶ To design a resilient social infrastructure.
- ▶ To set a model of human centered contemporary urban design.
- ▶ To introduce the concept of community 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.



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 uninterrupted power supply

SMART HOUSING



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 and future mobility needs.



Protection of Cultural 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.



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 ideal for long walks and hikes.

SMART ENVIRONMENT

SMART CONNECTIVITY

A SMARTLY PLANNED
NETWORK OF
ROADS AND AVENUES



FINANCIAL SQUARE



SMART INVESTMENTS

LIVE, WORK,
PLAY AND INVEST

SMART AMENITIES

A GRAND MOSQUE
AS THE NUCLEUS
OF THE CITY

GRAND MOSQUE



CRYSTAL LAKE



SMART DESIGNS

AESTHETICALLY
MODERN
AND FUTURISTIC
ARCHITECTURE

**ECO FRIENDLY
LIFESTYLE**

WITH SAFE AND
SERENE
NEIGHBORHOOD



18-LANE MAIN BOULEVARD



**SMART
COMMUTING**
18-LANES,
400FT WIDE BOULEVARD
WITH DEDICATED
METRO BUS LANE

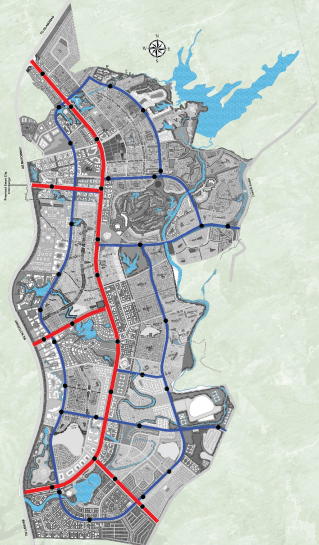


SMART MOBILITY




INTEGRATED TRANSPORT SYSTEM FOR BETTER CONNECTIVITY







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

Public transport will be encouraged as a primary mode of traveling, 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 modules are promoted.



Integrated Transport System to Enhance Connectivity

-  **400ft Wide Main Boulevard (18-Lane)**
Main gateway to CSC from M2 Motorway
-  **Integrated Metro Bus System**
Bus Rapid Transit System serving along two major transport corridors
-  **Public Transport Hubs**
Integrated commercial nodes with multimodal transport interchanges

- LEGEND**
-  Main Boulevard (Metro Bus Route-1)
 -  Secondary Arterial (Metro Bus Route-2)
 -  Route 1 - CSC-Islamabad Metro Bus Lane
 -  Route 2 - CSC Metro Bus Lane
 -  Metro Bus Station
 -  Waterbodies

SMART DISTRICTS

CAPITAL HILLS

A PEACEFUL DESTINATION FOR FUTURISTIC LIVING

Master Plan integrates the existing rich and 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 Hammadine 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



20m Open Space/person

Including a variety of sports, recreation, culture and community gardens



600 Kanal Central Park

Integrated with the Grand Mosque and Financial Square as tourism destination



35 Miles Recreation Trail

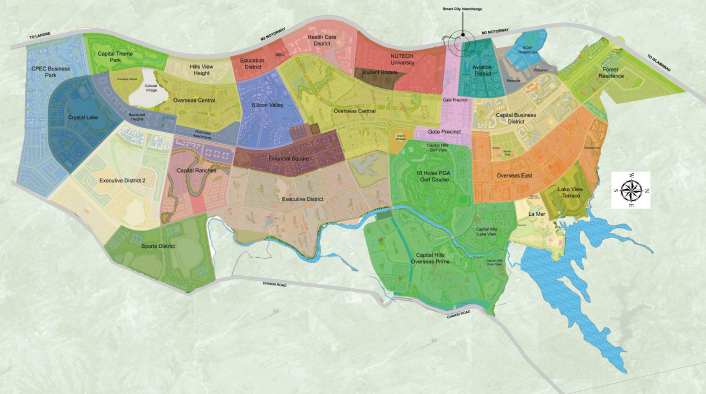
Along eco-spine and rivers within a seamless network

SMART LIVING


BASED ON THE
CONCEPT
OF LOVE AND
EFFECTION



CSC Urbanisation Model to Shape Liveable Communities



 Creating over
330,000 Employment
Opportunities

 Offering over 105,000
Dwelling Units, housing
a population of 650,000

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

SMART DECISIONS

RESHAPE YOUR LIFE SMARTLY

With the aim to develop strategic growth areas and attract future investments, the concept for CSC captures the radial growth pattern which includes large centrally located business district, well-distributed sub-centres and neighborhood centres in its 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 serve across various neighborhoods. This includes Golf Course Community, Overseas Block, Mixed-use Waterfront Apartments, as well as Executive Block and Capital Hills.



Forest Residences

Capital Business District

Reserve

NCAF Residences

Reserve

Aviation District

Gate Precinct

NUTECH University

Student Hostels

Healthcare District

Proposed Site for GIKI & NDU

Education District

Hills View Heights

Riverview Apartments

Cultural Residences

Capital Theme Park

Crystal Lake District

CPEC Business Park

Overseas East

Lake View Terraces

La Mer

Overseas East

Capital Hills lake View Community

Overseas Prime

18 Holes PGA Standard Golf Course

Grand Mosque

Overseas Central

Financial Square

Executive District

Silicon Valley

Capital Ranches

Sports District

Boulevard Heights

Executive District 2



Smart Economy



Smart Housing



Smart Environment

SMART NATURE SEAMLESS GREEN SPACES

Capital Hills, an exclusive, luxurious and contemporary Golf Community, bringing you a sophisticated urban environment that perfectly integrates natural consciousness in the co-entaneous 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 landscapes and the natural beauty of the region, this integrated golf community creatively combines ecological design with urban architecture. The sustainable eco-system divides itself in three elegant, urban communities with differently styled villas i.e. Mediterranean styled Golf Course Community, Contemporary styled Lake Views Community and Georgian styled Hills Community.





SMART VILLAS

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 the contemporary lifestyle surrounded by lush green landscapes which add value to this exclusive housing project. The architecture is modern and sustainable has been designed to perfection in order to meet the needs of futuristic living. Modern amenities, facilities and a leisure club building are parts 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 with the range of various sizes and types of villas & apartments.





SMART HABITATE

EVERY BREATH YOU
TAKE IS FRESH AND PURE

One Capital is a dream living, where you can enjoy life at its fullest. One Capital is going to be an exclusive development with extraordinary features, uncompromising standards and exceptional finishes.

Enjoy your life and live like the way you have never before in a soothing environment of Crystal Laguna, reflecting the smooth lights of the region. The details and views here will mesmerize you and make you experience a new lifestyle.

**SMART
PROJECTS**

LIVE IN THE AIR AND
EXPERIENCE THE BEST
OF THE LAND





HEALTH CARE DISTRICT

SMART PROJECTS

THE BEST HEALTH
FACILITIES IN THE CITY IN
ONE PLACE

Healthcare District is the hub of excellence in facilitating healthy living. Healthcare facilities with latest equipment and machinery is available 24/7 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 to the patients, their treatments and procedures.

SMART PROJECTS

THE BEST OF ACADEMIA NEAR YOUR HOME

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

Education District comes with a number of supporting programmes to promote education. Knowledge is not limited to age and thus our design symbolizes the same.

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



An aerial rendering of a modern urban development. The scene is dominated by a large, winding lake on the right side, which reflects the golden light of the setting or rising sun. The development features a mix of architectural styles, including a prominent building with a curved, tiered facade and a large, blue, curved structure. A bridge with a white arch spans across a section of the lake. The surrounding area is lush with green trees and landscaped grounds. The overall atmosphere is one of a vibrant, smart, and luxurious lifestyle.

LA MER

**SMART
LIFE STYLE**

LA MER AND
LAKE VIEW TERRACES
FUN, JOY &
LUXURIOUS LIFE

La-Mer
SHOP, DINE & PLAY

SMART DISTRICTS

Inspired by the Silicon Valley in California, the Silicon Valley in Capital Smart City will be the hub of all technological activities in Islamabad, serving as the best tech city of the region.



EASTERN GATE



SMART DESTINATION

AN IDEAL LIFE
WELCOMES YOU IN
A SMART WAY

**SMART
CONVENIENCE**
WE CAN
READ YOUR MINDS



STATE OF THE ART JAMIA MOSQUE



HOSPITALITY & DINING













LUXURIOUS BANQUET HALL



WORLD CLASS HEALTH FACILITIES

OUR DESIGN CONSULTANTS

<p>Established Since Origin Specialty</p>	<p>: 1960 : Singapore : Master Planning Smart City Solutions</p>	
<p>Established Since Origin Specialty</p>	<p>: 1967 : United Kingdom : Urban Master Planning & Landscape Design</p>	
<p>Established Since Origin Specialty</p>	<p>: 1979 : Switzerland : Golf Course Design & Construction Supervisor</p>	
<p>Established Since Origin Specialty</p>	<p>: 1990 : USA : Golf and Club Management</p>	
<p>Established Since Origin Specialty</p>	<p>: 1985 : South Africa : Architectural & Interior Design</p>	
<p>Established Since Origin Specialty</p>	<p>: 1999 : Spain : Masterplan, Architecture, Interior and landscape</p>	
<p>Established Since Origin Specialty</p>	<p>: 1999 : Singapore : 3D Architectural Visualization</p>	
<p>Established Since Origin Specialty</p>	<p>: 2016 : Pakistan : Smart Technology Solutions</p>	
<p>Established Since Origin Specialty</p>	<p>: 1973 : Pakistan : Engineering Consultancy Organization</p>	
<p>Established Since Origin Specialty</p>	<p>: 1997 : Pakistan : Consulting Engineers</p>	
<p>Established Since Origin Specialty</p>	<p>: 1990 : Pakistan : Engineering Design, Wind, Solar & Hydro power Plants Engineering</p>	