



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 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.



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 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.

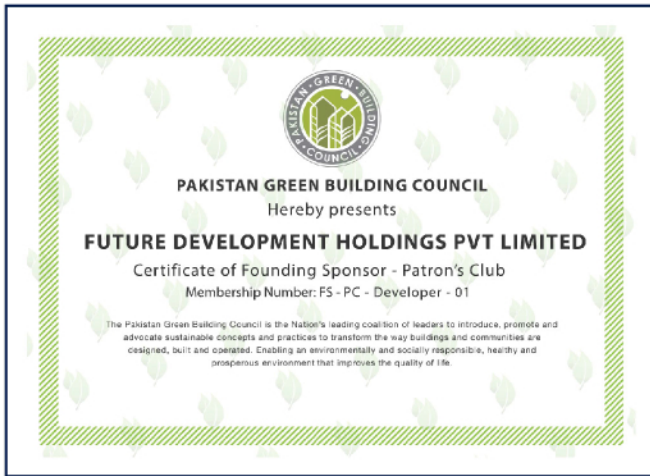
With a wealth of experience, Surbana Jurong has built more than a million homes in Singapore and developed over 100 industrial parks globally. In addition to building homes and designing cities that are socially, economically and nvironmentally sustainable and also empowering communities to thrive.

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.

SJ Member Companies





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.
- ▶ To attract international business and investors.
- ▶ To create a variety of job opportunities in commercial and service sectors.
- ▶ About 100,000 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



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 DEVELOPERS



FDH

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 Facilities

LIVE A SMART LIFESTYLE

CAPITAL SMART CITY FACILITIES



1 GATE PRECINCT

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 DOWNTOWN CSC

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



7 CSC GATES MARKET & RESIDENCES

Activity: Utilities

- 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



9 OVERSEAS DISTRICTS 1 & 2

Activity: Residential

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



11 CSC MARKET & BUS TERMINAL

Activity: Transportation

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



13 DANCING FOUNTAIN

Activity: Urban Development

- 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



15 CSC GARDEN MARKET

Activity: Landscaping & Open Spaces

- Flower Gardens
- Linear Gardens
- Heritage Gardens



2 CENTRAL BUSINESS DISTRICT

Activity: Residential

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



4 SILICON VILLAGE BUSINESS PARK

Activity: Mixed Use & Retail

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



6 SPORTS HUB & THEME PARK

Activity: Leisure & Entertainment

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



8 HEALTH & EDUCATION DISTRICT

Activity: Medical

- Universities
- Medical Colleges
- Colleges
- Schools
- Day Care Centres
- Hospitals
- Clinics
- Laboratories



10 GRAND JAMIA MOSQUE

Activity: Religious

- Main Mosque (Grand Jamia Mosque)
- Central Park



12 SERVICES AREA

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 EXECUTIVE BLOCK 1 & 2

Activity: Residential

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



16 PANDA MART

Activity: Development

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



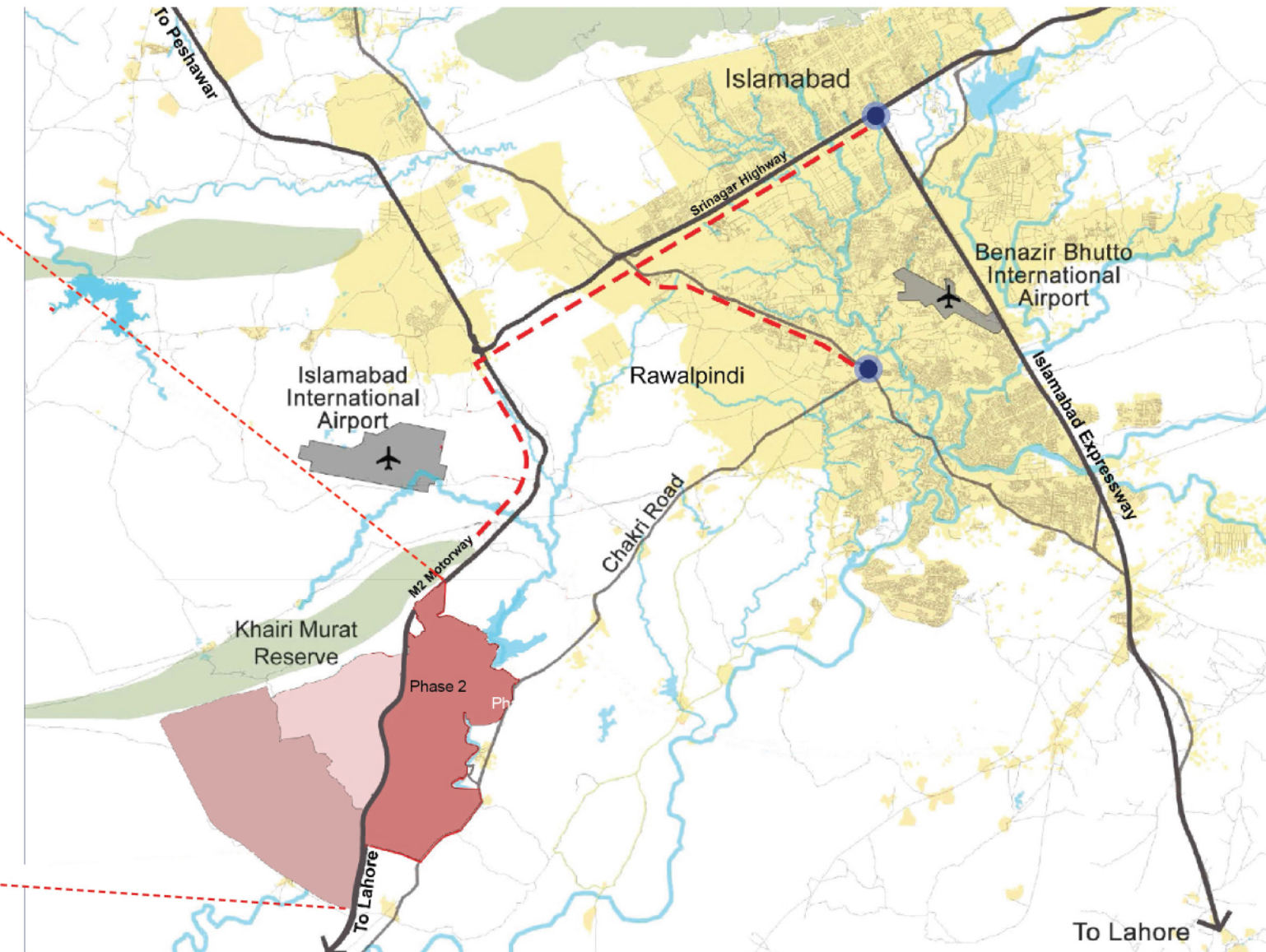
SMART LOCATION

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 Motoway.

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 & 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.



Excellent Location

Excellent location on the M2 with a dedicated interchange, offering 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 Connection to New Islamabad International Airport & Islamabad City



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

LINEAR PARK



18-LANE MAIN BOULEVARD



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



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 Motorway



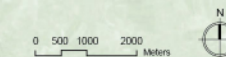
**INTEGRATED METRO BUS
SYSTEM**
Bus rapid transit system
serving along two major
transport corridors



PUBLIC TRANSPORT HUBS
Integrated commercial nodes
with multimodal transport
Interchange

LEGEND

- Main Boulevard (BRT-1)
- Secondary Arterial (BRT-2)
- - - Route 1 - LSC-Lahore BRT Line
- - - Route 2 - LSC Bus Line
- Metro 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 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 and community gardens



600 Kanal Central Park

Integrated with the Grand Mosque and Financial Square as tourism destination



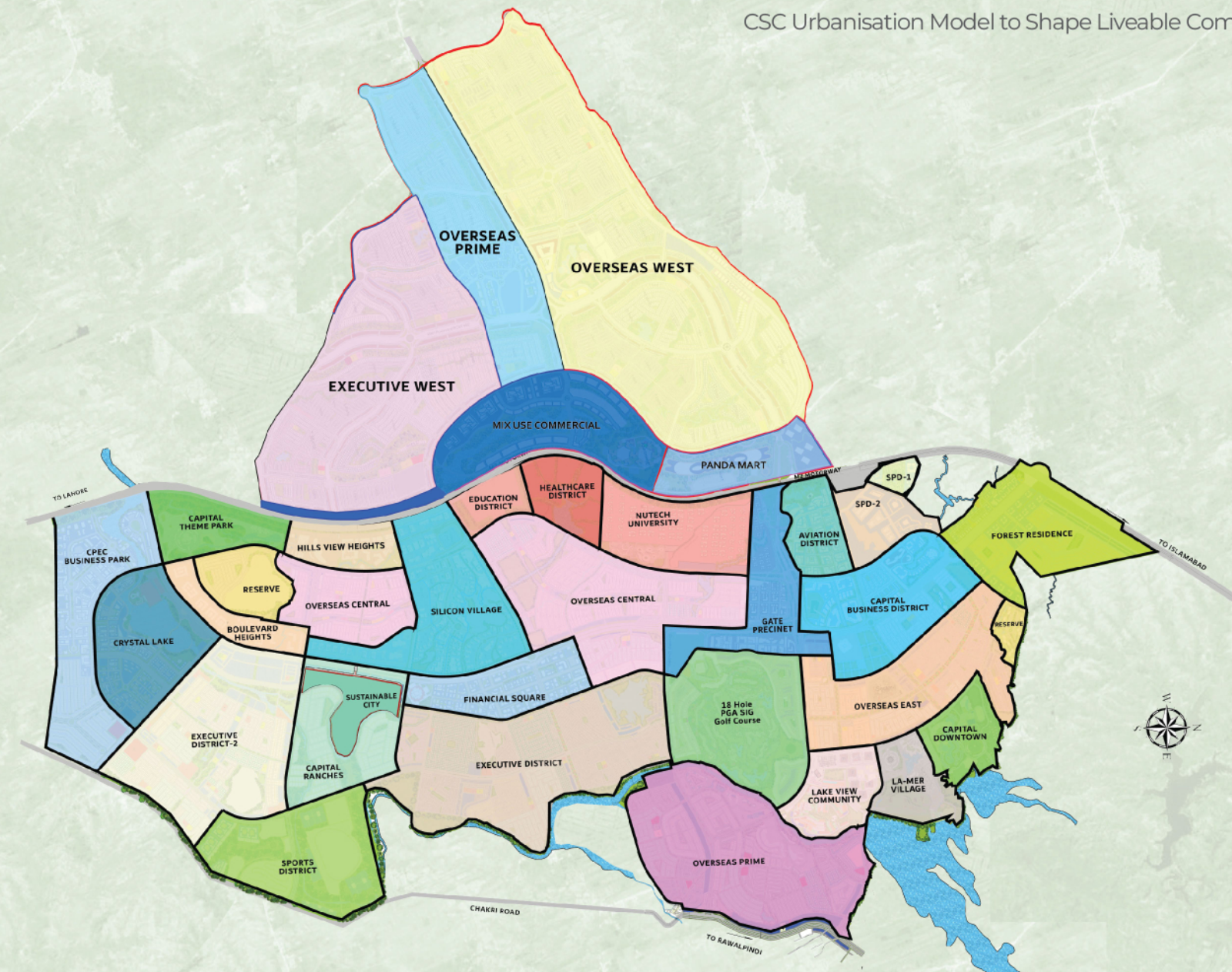
35 Miles Recreation Trail

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 3.5 Marla (105 sqyd) to 04 Kanal (2,420 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.



SMART CONNECTIVITY

A SMARTLY PLANNED
NETWORK OF
ROADS AND AVENUES



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 coentaneous 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 differntly styled villas i.e. Mediterranean styled Golf Course Community, Contemporary styled Lake Views Community and Georgian styled Hills Community.



CAPITAL HILLS -RIVER VIEW 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 HABITAT

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 extra ordinary features, uncompromising standards and exceptional finishes.

Enjoy your life and live like the way you have never before in a soothing environment of Crysta Lagoon, 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

CRYSTAL LAKE



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.





LA MER

SMART
LIFE STYLE

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

La-Mer
SHOP, DINE & PLAY

SMART DISTRICTS

CONNECT, COLLABORATE
INNOVATE

Inspired by the Silicon Valley in California, the Silicon Village (STZA) in Capital Smart City will be the hub of all technological activities in Islamabad. The best tech city of the region.



SILICON VILLAGE

EASTERN GATE



— SMART —
DESTINATION
AN IDEAL LIFE
WELCOMES YOU IN
A SMART WAY

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
CONVENIENCE
WE CAN
READ YOUR MINDS

The Smart STEM
Education System



STATE OF THE ART JAMIA MOSQUE



HOSPITALITY & DINING




LUXURIOUS BANQUET HALL



WORLD CLASS HEALTH FACILITIES

OUR DESIGN CONSULTANTS

| | | |
|----------------------------------|--|---|
| Established Origin Speciality | <ul style="list-style-type: none"> • 1987 • United Kingdom • Urban Master Planning & Landscape Design |  |
| Established Origin Speciality | <ul style="list-style-type: none"> • 1985 • South Africa • Architectural & Interior Design |  |
| Established Origin Speciality | <ul style="list-style-type: none"> • 1967 • Singapore • Architecture and Urban Planning |  |
| Established Origin Speciality | <ul style="list-style-type: none"> • 1929 • Switzerland • Golf Course Construction & Supervision |  |
| Established Origin Speciality | <ul style="list-style-type: none"> • 1990 • USA • Golf Course Management |  |
| Established Origin Speciality | <ul style="list-style-type: none"> • 1960 • Singapore • Master Planning & Smart City Solution |  |
| Established Origin Speciality | <ul style="list-style-type: none"> • 1999 • Spain • Master Plan, Architecture, Interior & Landscape |  |
| Established Origin Speciality | <ul style="list-style-type: none"> • 2022 • Australia • Urban Design & Landscape Architecture |  |
| Established Origin Speciality | <ul style="list-style-type: none"> • 2015 • Dubai • Landscape Architecture |  |
| Established Origin Speciality | <ul style="list-style-type: none"> • 2014 • MALAYSIA • Design & Construction |  |
| | | |



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