



CAPITAL
SMART CITY
ISLAMABAD

Pioneering the Sustainable Future of Pakistan





A New Destination of Islamabad

CAPITAL
SMART
CITY
ISLAMABAD





Development

Capital Smart City Islamabad (CSCI) is an initiative of Future Developments Holdings (Pvt) Limited (FDH), 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, FDH creates integrated communities that embody international standards of sustainability with a strong commitment to quality.

Our Member Companies:



Surbana Jurong (SJ), the Singapore based consultancy firm, was the appointed Master Planner for CSCI. Headquartered in Singapore, SJ is presently one of the largest Asia-based urban, industrial and infrastructure consulting firms, providing one-stop consultancy solutions.

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.

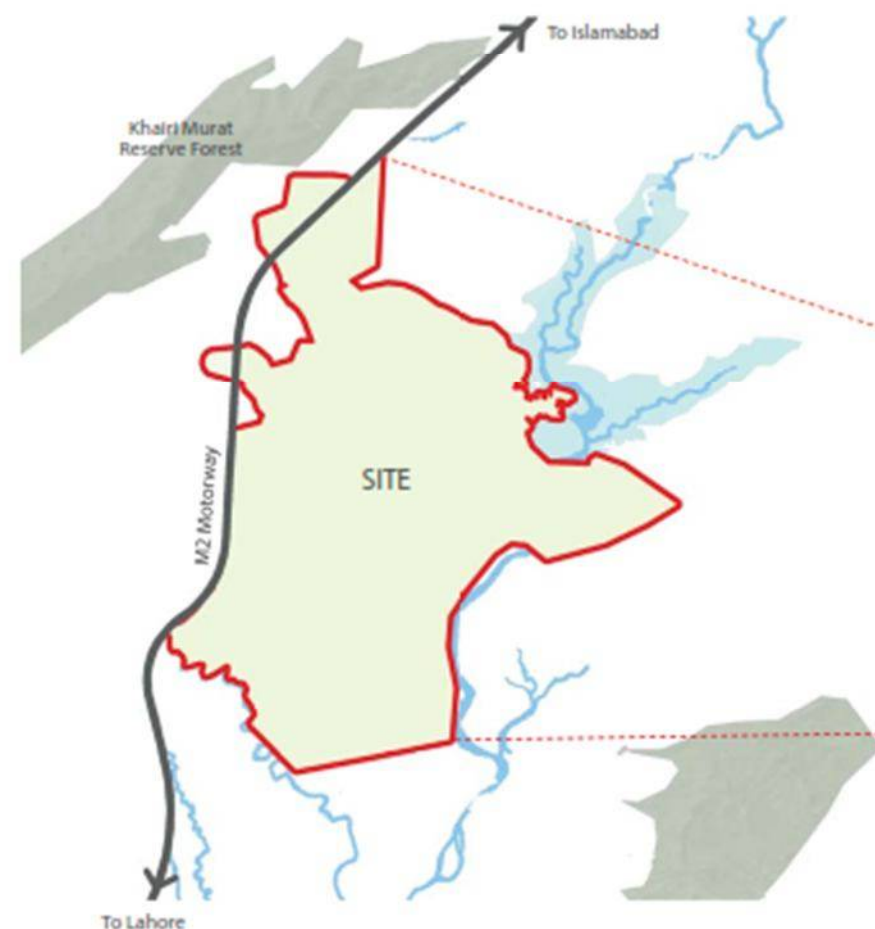
Our Member Companies:



A New Destination in Islamabad

Proposed site for development of CSCI is situated in Islamabad and Rawalpindi Region, next to the upcoming New Islamabad International Airport.

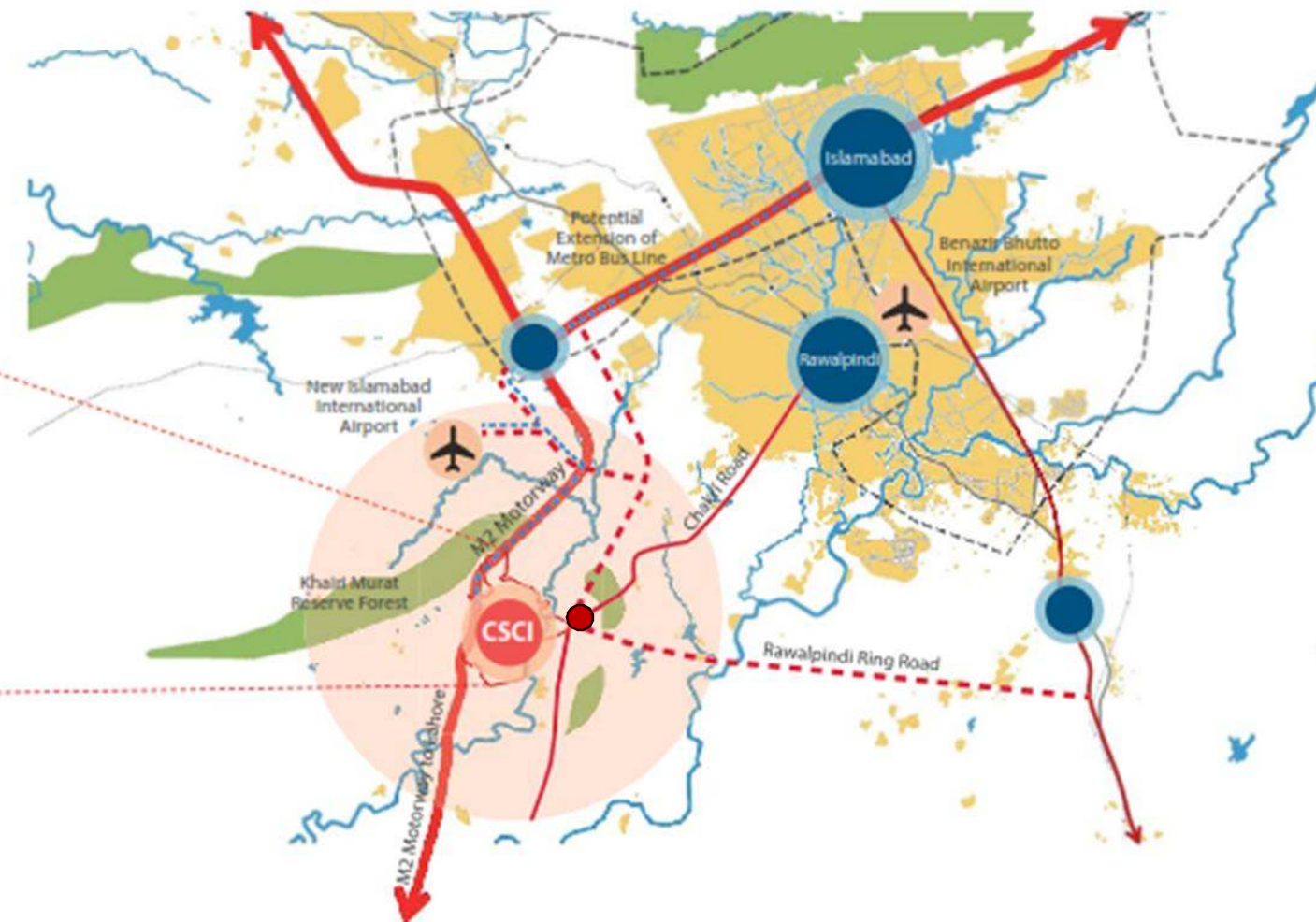
Excellent location of CSCI makes it well-connected to the new airport and surrounding major urban centres via M2 Motorway. City metro bus line is proposed to be extended from the city centre of Islamabad to the new airport and potentially into the site.



Excellent Location
along M2 Motorway with High Value Development Potential



Growing Urbanisation & Economic Opportunities
in Islamabad Region



5 - 7 minutes drive
to New Islamabad International Airport



22 minutes drive
to Islamabad & Rawalpindi City Centres



Seamless BRT Connection
to New Islamabad International Airport & Islamabad City

Excellent Location & Connectivity



With the emerging economic opportunities in the region, CSCI 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 provide opportunity for scenic views, vistas and potential green corridors.

Capital Smart City Framework

Capital Smart City Islamabad 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, and 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



Diversity of Jobs

- To become the first commercial centre in the region; complementing the new international airport.
- To attract international businesses and investors.
- To create variety of job opportunities in commercial and service sectors.

SMART HOUSING



Convenient & Quality Living

- To design for 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.

SMART ENVIRONMENT



Efficient Resource Management

- 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.



World Class Infrastructure

- To provide state of 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.



Identity & Heritage

- To become a destination for both international and local residents.
- To become a new religious centre with unique identity and architecture.
- To become a postcard city with iconic features and sceneries.



Clean & Green

- 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.



Comprehensive Setup of Smart Facilities



<p>1 Hills Vista Activity: Residential</p> <ul style="list-style-type: none"> Residential Plots Residential Villas Golf Farmhouses Retail Food & Beverages Golf Club House Community Club 18 Hole Golf Course Golf Academy 	<p>3 China Village Activity: Mixed Use & Retail</p> <ul style="list-style-type: none"> Shopping Mall Light & Music City Walk Hospitality, Retail, Food & Beverages Mixed Use Residence Apartments & Offices 	<p>5 Aviation Village Activity: Logistics</p> <ul style="list-style-type: none"> Logistics Warehouses Cold Storage Warehouses Exhibition Halls Logistics Corporate Offices Technology Operational Offices Hospitality, Food & Beverages 3 Star Hotels 	<p>7 Healthcare City Activity: Medical</p> <ul style="list-style-type: none"> Hospitals Clinics Laboratories 	<p>9 Overseas Block Activity: Residential</p> <ul style="list-style-type: none"> Residential Plots Residential Villas Hospitality Retail Food & Beverages Health Care Education Religious 	<p>11 BRT System Activity: Transportation</p> <ul style="list-style-type: none"> Interchange Bus & Public Transport Stations Operation & Maintenance Facilities Bus Lines 	<p>13 Infrastructure Activity: Urban Development</p> <ul style="list-style-type: none"> Dedicated Interchange 350ft Wide Boulevard Road Network Gate Entries Boundary Wall Landscaping Cycle Tracks Running Tracks Street Lights 	<p>15 Garden Parks Activity: Landscaping & Open Spaces</p> <ul style="list-style-type: none"> Flower Gardens Linear Gardens Heritage Gardens
<p>2 Crystal Lake Activity: Mixed Use & Retail</p> <ul style="list-style-type: none"> 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 	<p>4 Financial Square Activity: Mixed Use & Hospitality</p> <ul style="list-style-type: none"> Financial Square Gate Offices Bank Corporate Offices Residence Apartments Conference/Exhibition Halls Hospitality, Food & Beverages 5 Star Boutique Hotels 	<p>6 Holiday Park Activity: Leisure & Entertainment</p> <ul style="list-style-type: none"> Street Food Truck Park Bird Park Theme Park Holiday Resort Retail Food & Beverages 	<p>8 Education City Activity: Educational & Medical</p> <ul style="list-style-type: none"> Universities Medical Colleges Colleges Schools Day Care Centres 	<p>10 Mosques Activity: Religious</p> <ul style="list-style-type: none"> Main Mosque (Grand Jamia Mosque) Sector Mosques 	<p>12 Urban Utilities Activity: Utilities</p> <ul style="list-style-type: none"> 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 	<p>14 Smart City Facilities Activity: Smart City Controls</p> <ul style="list-style-type: none"> 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 	<p>16 FDH Buildings Activity: Development</p> <ul style="list-style-type: none"> Sales Gallery Facility Management Food & Beverages Hospitality

A Gateway
Development with
**Excellent
Connectivity**

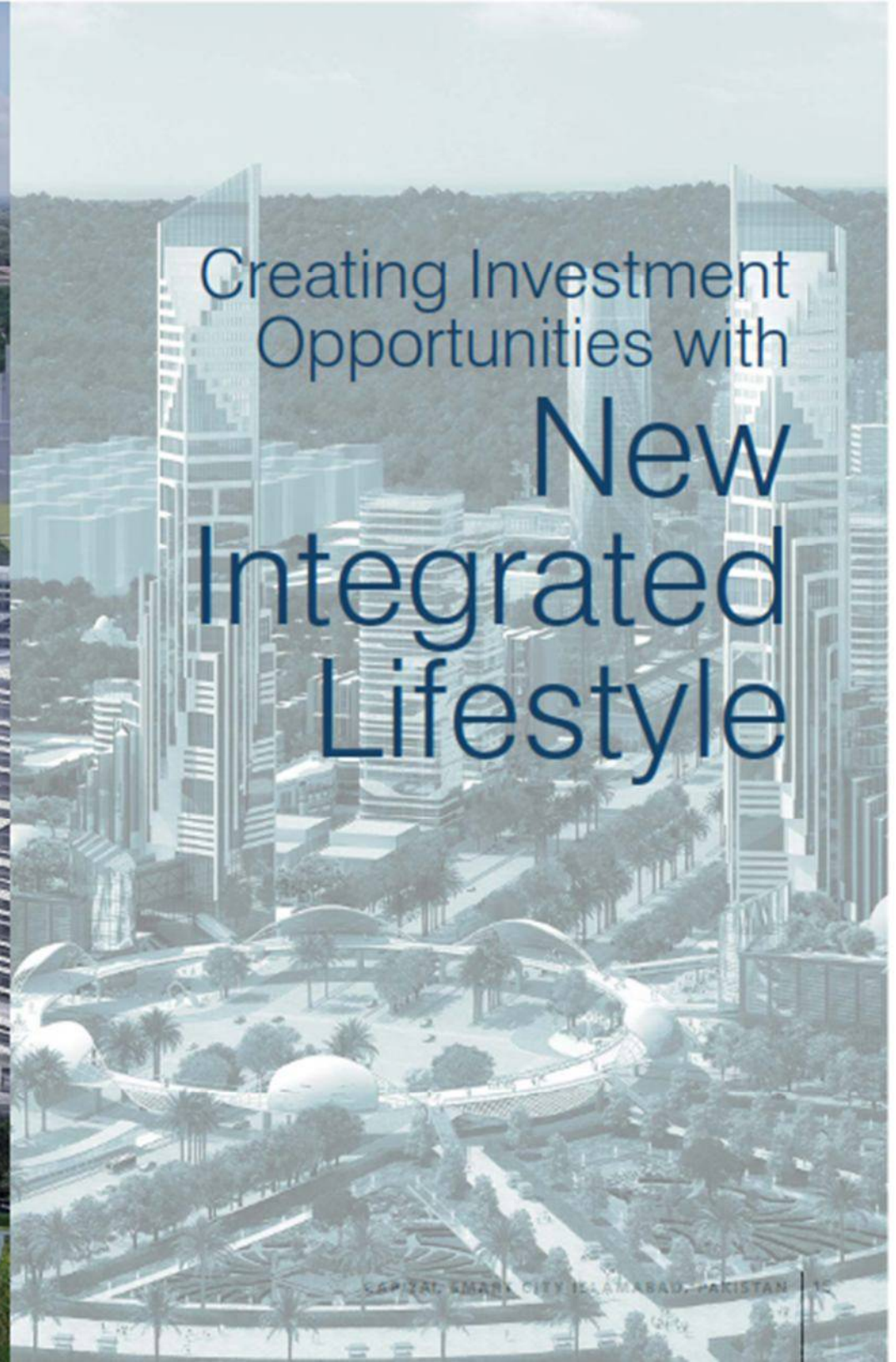
Central Boulevard from M2 Motorway



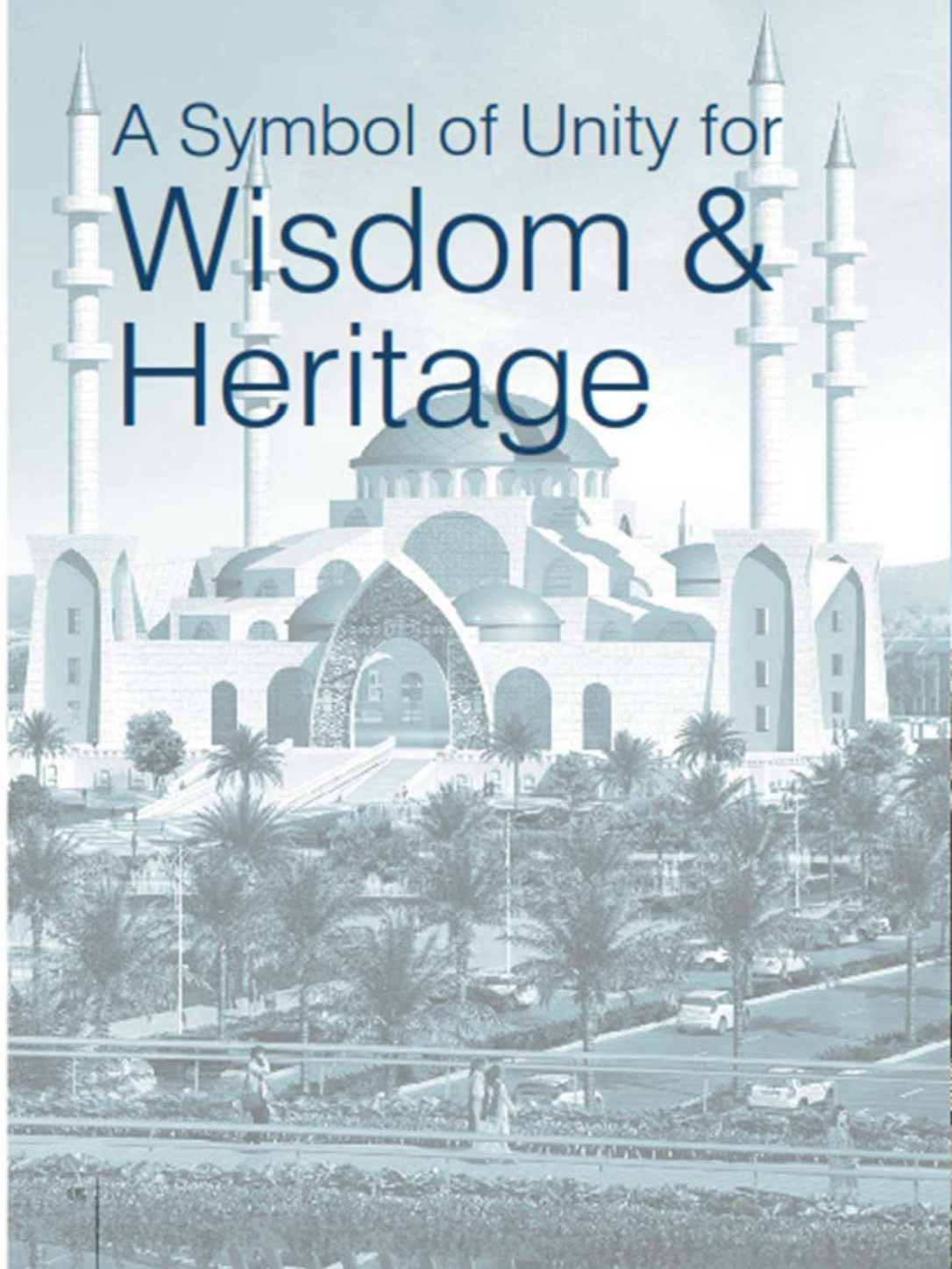
Financial Square and Central Park



Creating Investment
Opportunities with
**New
Integrated
Lifestyle**



A Symbol of Unity for
**Wisdom &
Heritage**



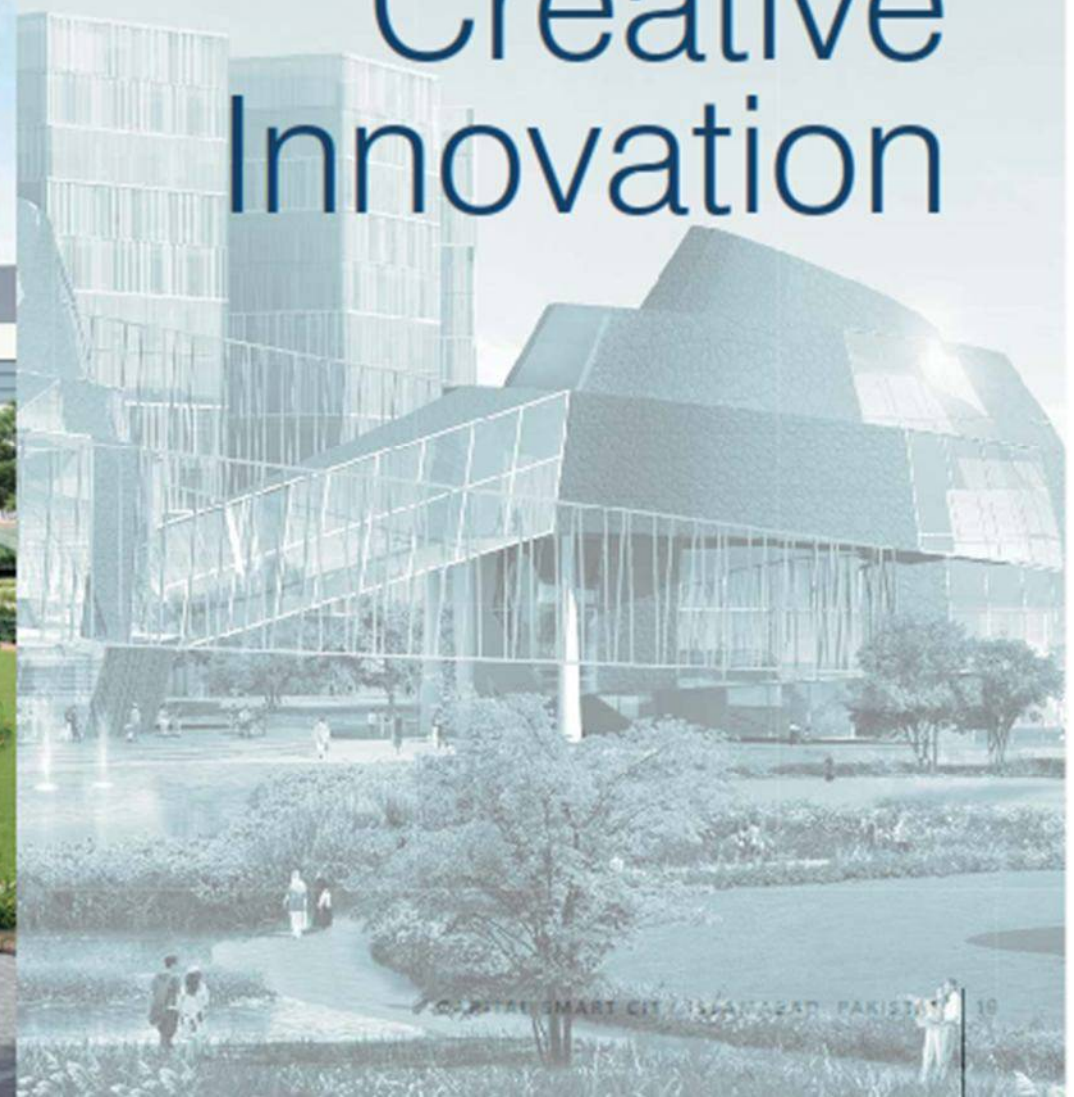
Grand Jamia Mosque from Central Boulevard



CSCI Sales Gallery & Smart City Command Centre

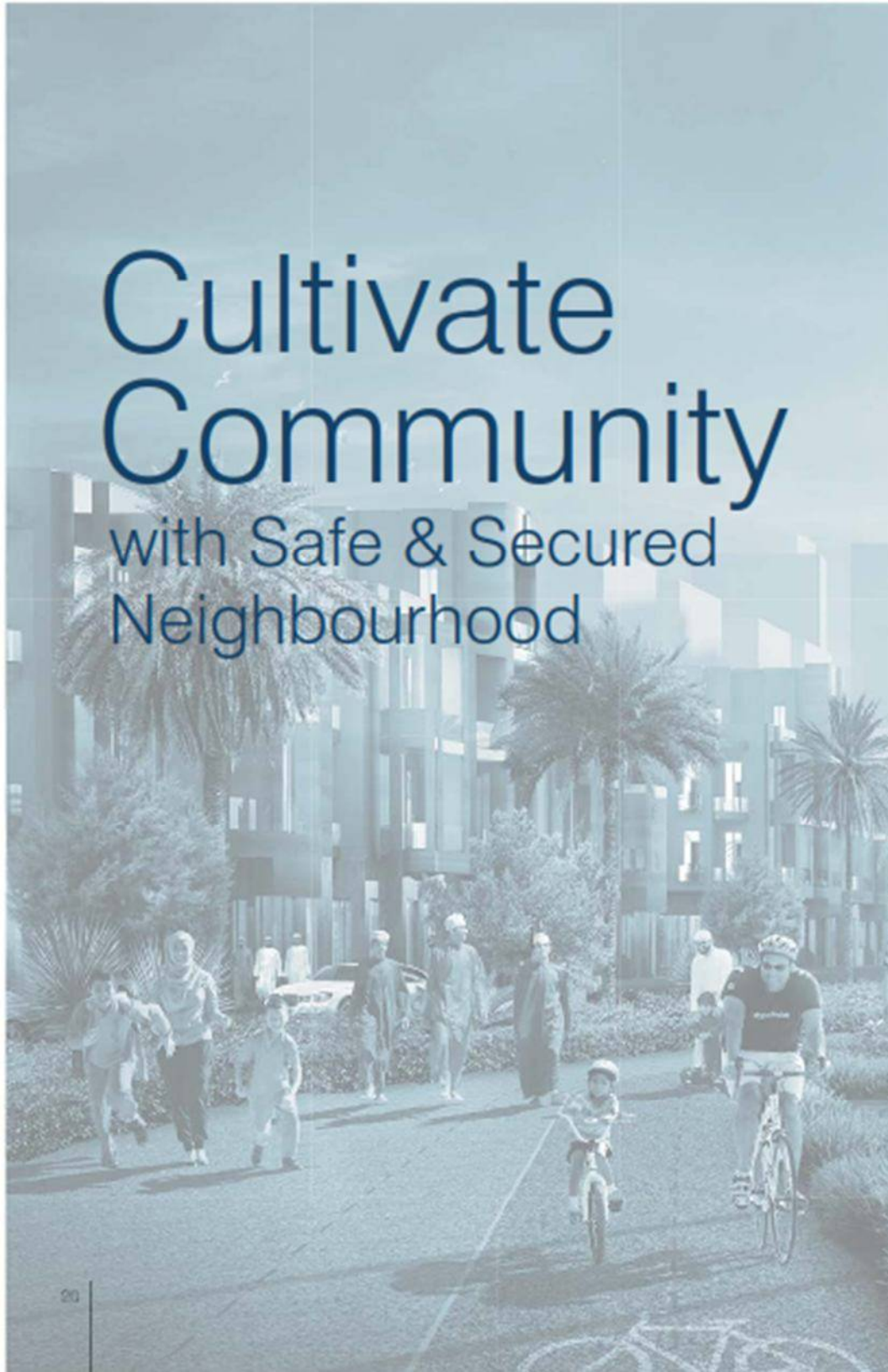


A City Environment
Conducive for
**Creative
Innovation**



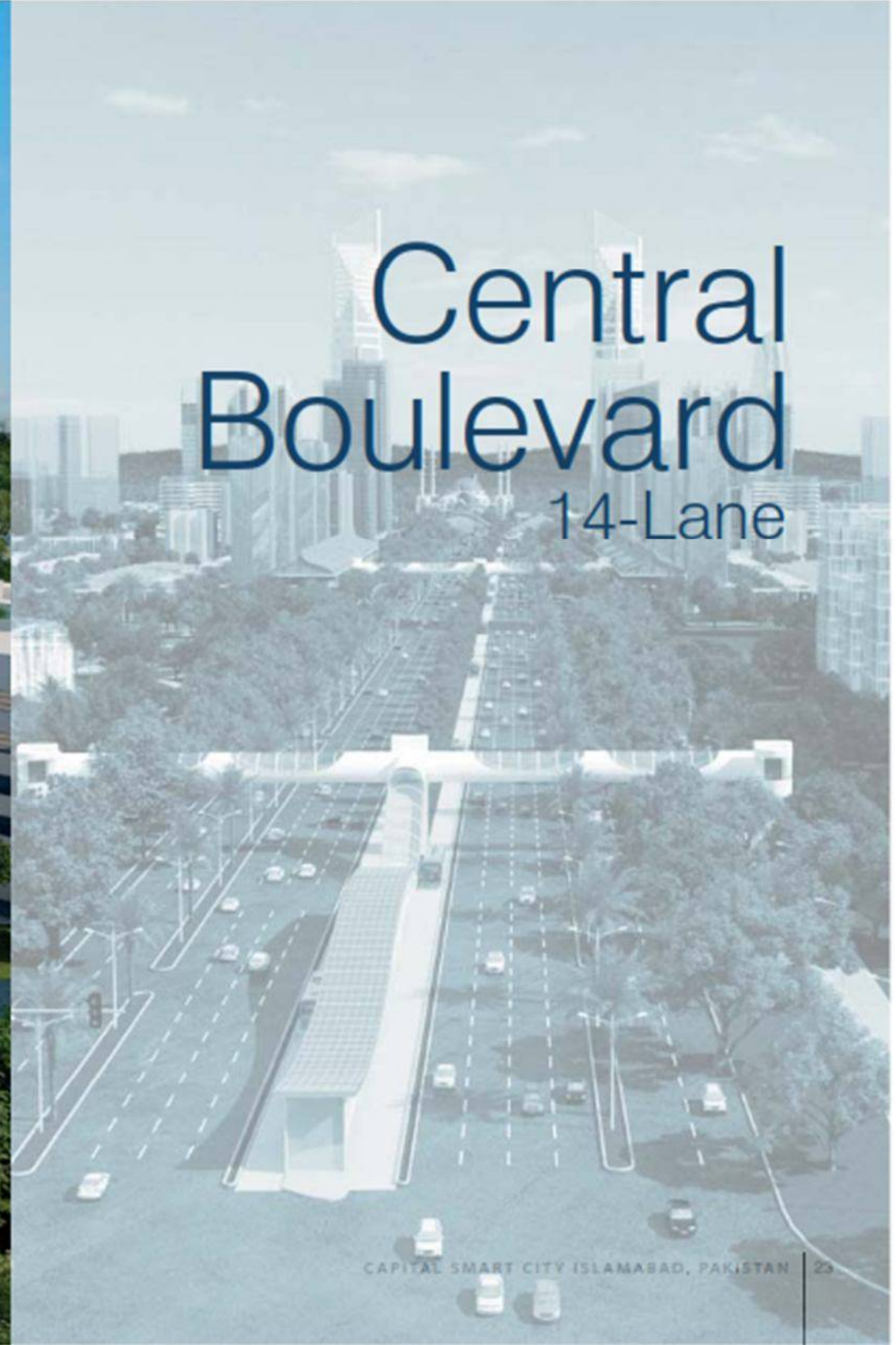
Cultivate Community

with Safe & Secured
Neighbourhood



Overseas Block Community





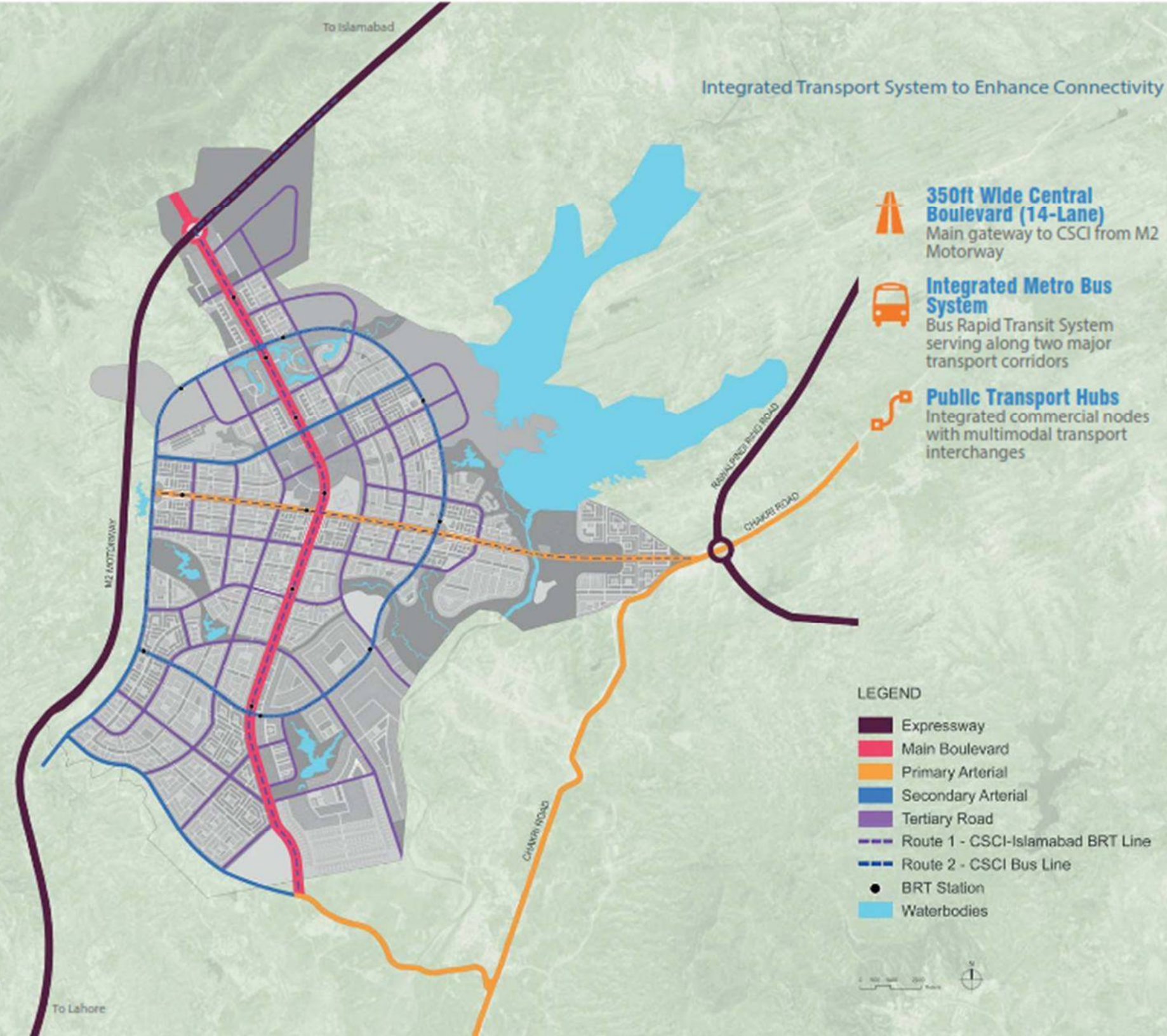
Central Boulevard

14-Lane

Efficient & Sustainable Mobility

Strategic network of CSCI 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 CSCI.

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 golf course 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

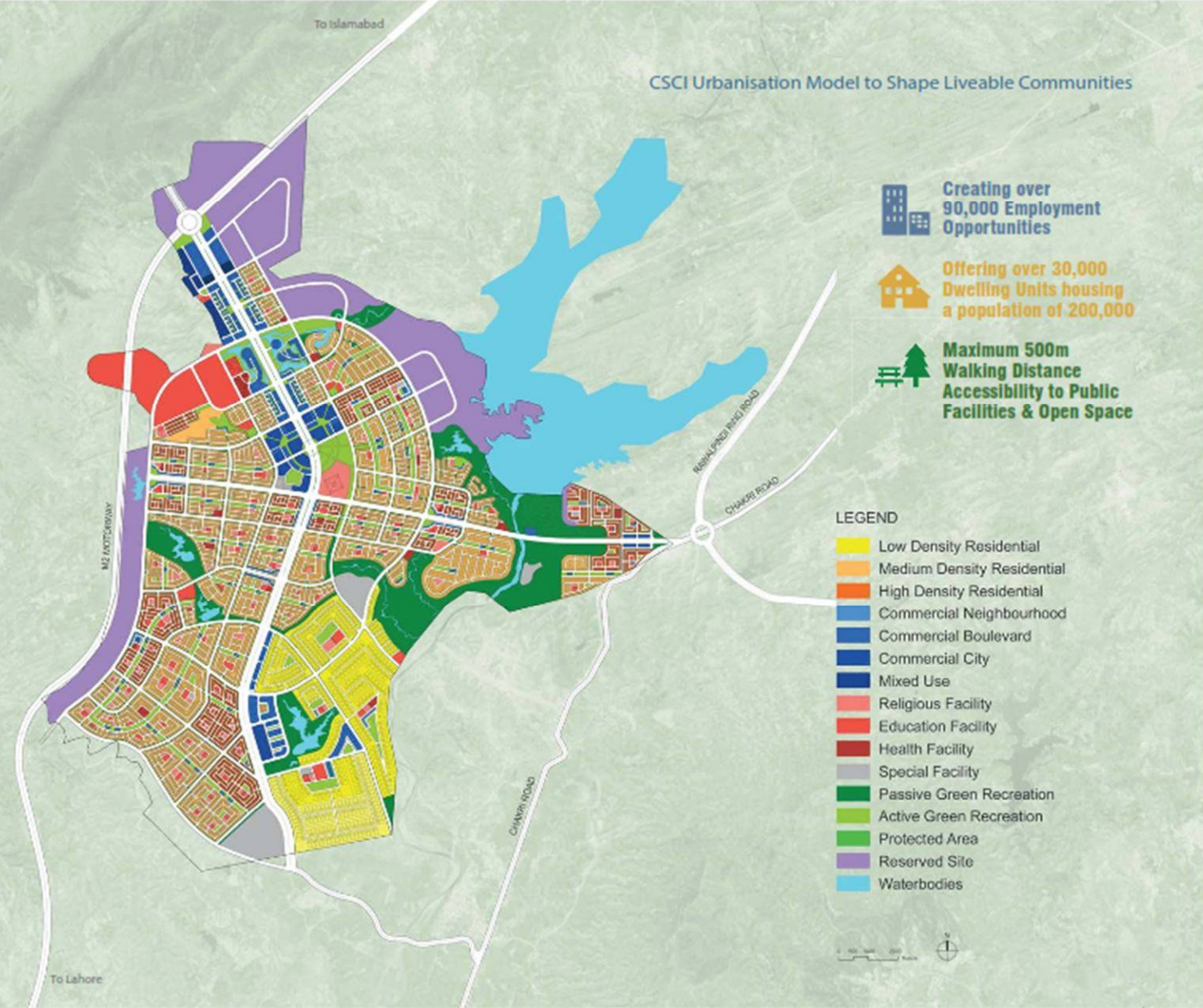
600 Kanal Central Park

Integrated with the Grand Mosque and Financial Square as tourism destination

20 Miles Recreation Trail

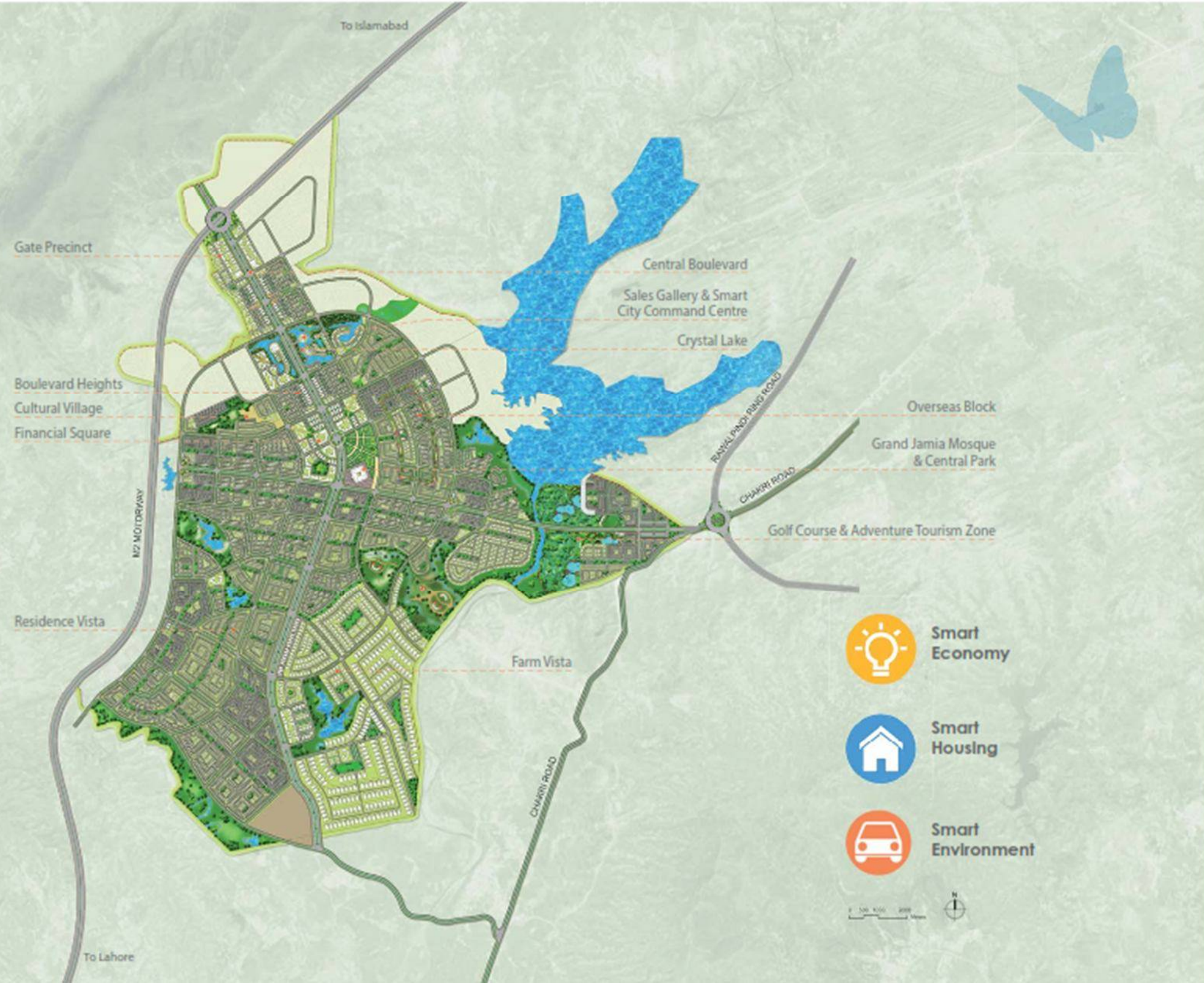
Along eco-spine and rivers within a seamless network.

Exclusive
Lifestyle
Living



A New Destination to Live, Work & Play

With the aim to develop strategic growth areas and attract future investments, the concept for CSCI captures the radial growth pattern with a large centrally located business district and well-distributed sub-centres and neighbourhood centres in periphery. A township model is proposed for CSCI, guiding the master plan to facilitate traffic flow, offer diverse and affordable choices and nurture vibrant communities. High to low density housing ranges from 5 Marla to 20 Kanal 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 Residence Vista and Farm Vista.





Realising the Master Plan

In order to prioritise the investments for the development of certain key areas, the proposed urban development projects are distributed over four phases i.e. Immediate, short term, medium term, and long term. Each phase is meant to serve a progressively different objective as the city rolls out its implementation plan. Comprehensive development of specific areas is envisioned in each phase of development and strategic projects are identified that supports the objective of respective phases.



Phase 0 (Immediate Term)

To establish Capital Smart City as an Urban Destination in the Islamabad Region

- Gateway Interchange
- Central Boulevard
- Sales Gallery/ Site Office
- Grand Mosque
- Overseas Block (Showcase precinct up to few hundred units)
- Medium Density Housing (Up to 1,000 Units)
- BRT (Phase 1 to Grand Mosque)

Phase 1A (Short Term)

To create a Tourism Destination with Exclusive Communities

- Airport Hotel
- Food Street
- Floating Village
- Recreation Zoo
- Central Park
- Development of first (showcase) neighbourhood and public facilities catering for medium-low income households
- Overseas Block (Phase 2)
- Transport Hub (at the end of Central Boulevard in the Town Centre)

Phase 1B (Medium Term)

To create a Liveable Township with Variety of Attractions and Housing Choices

- Inner Ring Road (Phase 1)
- Commercial/CBD Spine
- Waterfront Apartment
- Golf Course
- Development of 3 neighbourhoods and public facilities along the Inner Ring Road
- Overseas Block (Phase 3)
- BRT (Phase 2 to end terminal)
- CSCI Bus Line (Phase 1)

Phase 2 (Long Term)

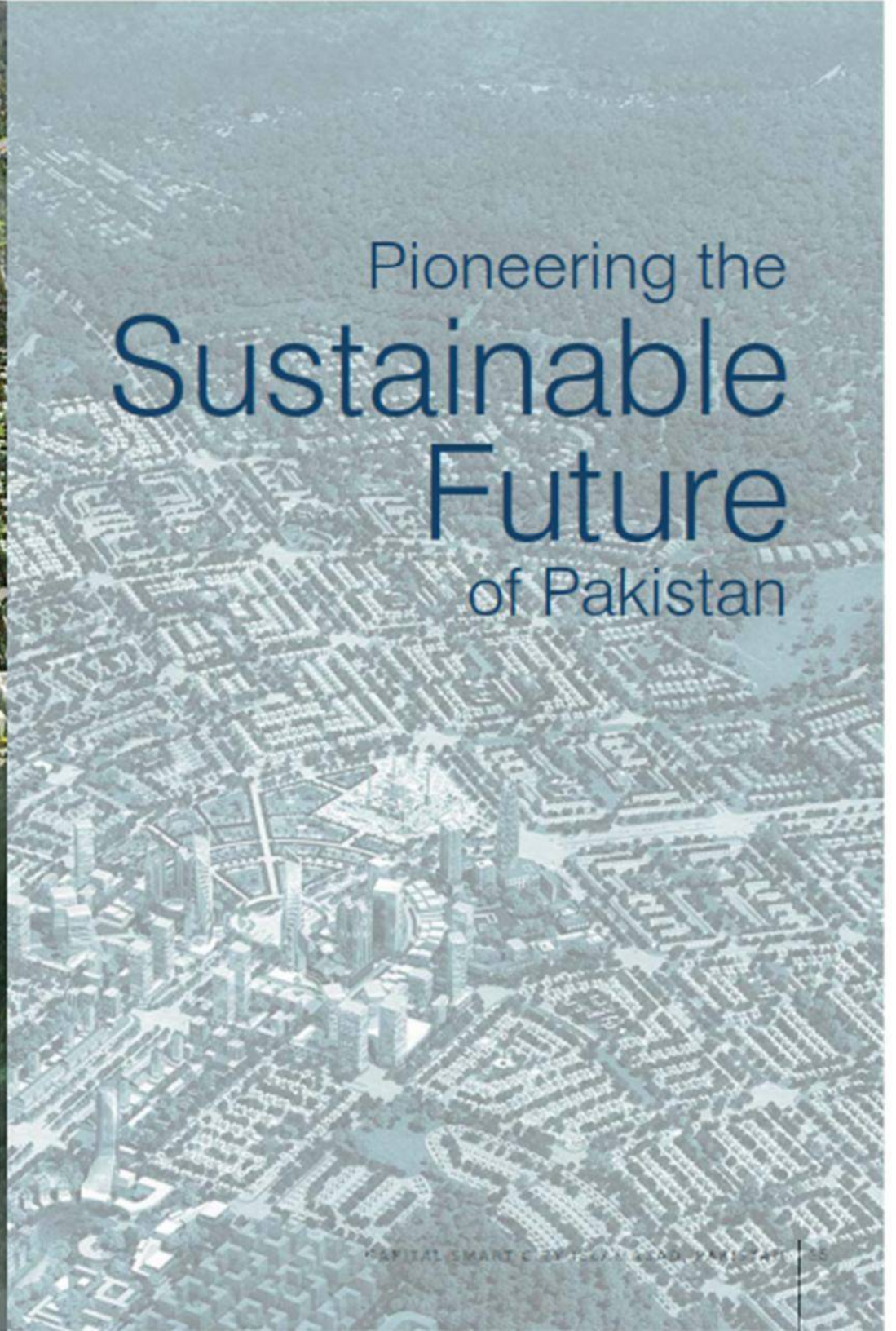
To become a Vibrant Regional Centre for Business, Recreation, Health & Education

- Inner Ring Road (Phase 2)
- Education and Health City
- Cultural Village at Dhoke Chhachh
- Silk Route Mart & IBN-E-Batuta Mall
- Adventure Tourism Zone
- Development of high density neighbourhood and public facilities along M2 Motorway
- Development of farmhouses neighbourhoods and public facilities in the southern area
- CSCI Bus Line (Phase 2)

Aerial View from Khairi Murat Reserve Forest



Pioneering the
**Sustainable
Future**
of Pakistan



Head Office:

3rd Floor, N-13 Plaza,
Jinnah Super Market,
F-7 Markaz, Islamabad

Regional Office:

24 A, XX Commercial, Khisban-e-Iqbal,
DHA Phase III, Lahore.
UAN: +92 42 111 444 475

Sales Offices:

Islamabad Office

Plaza #11, Jinnah Boulevard (East), Sector A
Near Gate #1, DHA Phase II, GT Road, Islamabad
Tel: +92 51 5419180,81,82
Tel: +92 51 5208092,93,94
Fax: +92 51 5419183
UAN: +92 51 111 444 475

Multan Office

Gate # 1, Multan Public School Road, Multan
Tel: +92 61 6740201 - 8
UAN: +92 61 111 444 475



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



Email Address:
sales@smartcitypk.com
sales@fdhlpk.com



Toll Free
0800 SMART (76278)



Facebook
www.facebook.com/smartcitypk



Twitter
www.twitter.com/smartcitypk



Sales Office:

Plaza #11, Jinnah Boulevard (East), Sector A Near
Gate #1, DHA Phase II, GT Road, Islamabad
Tel: +92 51 5419180,81,82
Tel: +92 51 5208092,93,94
Fax: +92 51 5419183
UAN: +92 51 111 444 475



Web Address:
www.smartcitypk.com
www.fdhpk.com



Email Address:
sales@smartcitypk.com
sales@fdhpk.com



Toll Free
0800 SMART (76278)



Facebook
www.facebook.com/smartcitypk



Twitter
www.twitter.com/smartcitypk