

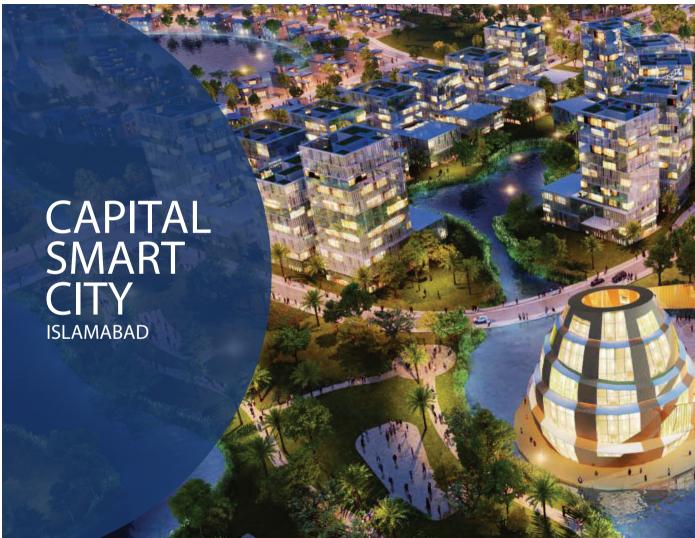
CAPITAL SMART CITY

ISLAMABAD

Pioneering the Sustainable Juture of Pakistan



A New Destination of Islamabad







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 onestop 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

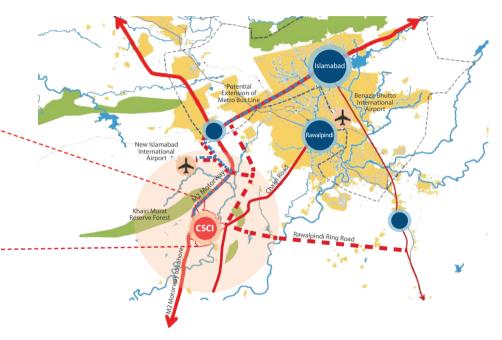


Growing Urbanisation & Economic

Opportunities in Islamabad Region

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.







Seamless BRT Connection to New Islamabad International Airport & Islamabad City







SMART

ENVIRONMENT





Efficient Resource Management

region.

· To be the most eco-friendly development in the region.

and residential developments.

· To become an exemplary model

· To create convenient access to

full range of facilities.

for community planning in the

- · 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

- infrastructure with high efficiency to support city and
- networks are established for road users, pedestrians, cyclists and other future mobility needs.

- 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**



Hills Vista Activity: Residential

· Residential Plots · Golf Club House

- · Residential Villas · Community Club
- Golf Farmhouses 18 Hole Golf Course
- · Food & Beverages · Golf Academy



China Village

Activity: Mixed Use & Retail

- Shopping Mall Light & Music
- Residence · City Walk Apartments &

Mixed Use

Offices

 Hospitality, Retail. Food & Beverages



Aviation Village Activity: Logistics

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



Healthcare City Activity: Medical

- Hospitals Clinics
- Laboratories











Financial Sauare

Activity: Mixed Use & Hospitality

















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











Financial Square

Bank Corporate

Gate Offices

Offices

Residence

Apartments

Conference/

Exhibition Halls





Holiday Park Activity: Leisure & Entertainment

- Street Food Truck Park
- Rird Park
- · Theme Park · Holiday Resort
- Retail Food &
- Beverages





- Schools
- · Day Care Centres

Education City

Activity: Educational & Medical











Hospitality.

Beverages

5 Star Boutique

Food &

Hotels



















Overseas Block Activity: Residential

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



BRT System Activity: Transportation

- Interchange · Bus & Public Transport Stations
- · Operation & Maintenance
- Facilities · Bus Lines



Infrastructure

Activity: Urban Development

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



Garden Parks Activity: Landscaping & Open Spaces

- · Flower Gardens
- Linear Gardens
- Heritage Gardens



























- Main Mosque (Grand Jamia Mosque)
- Sector Mosques



Urban Utilities Activity: Utilities

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

Smart City Facilities Activity: Smart City Controls

- Load Shedding Free Environment
- Automated Traffic
- Control · Automated Utility · Free Wifi Spots
- Supply Environmental
- Collection CCTV with Facial



- Recognition Automated
- Street Lights
- · Automated Air Conditionina Control System







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



























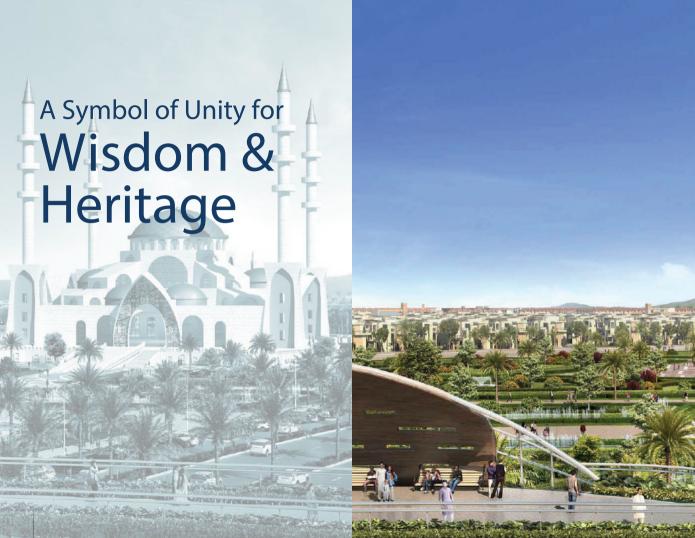
























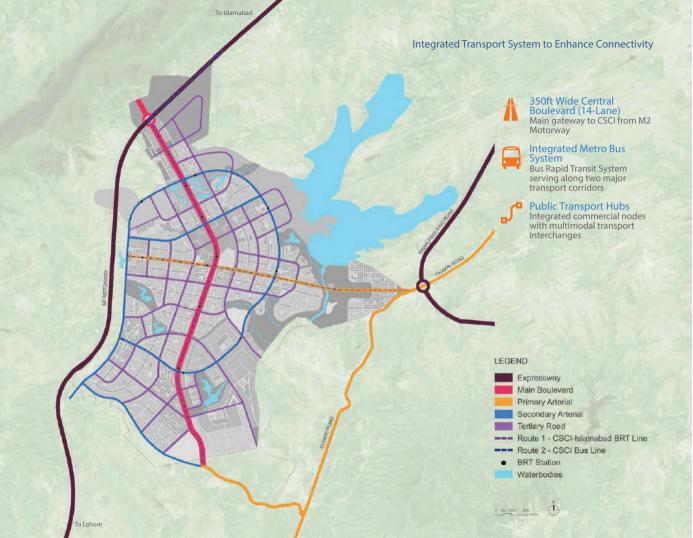




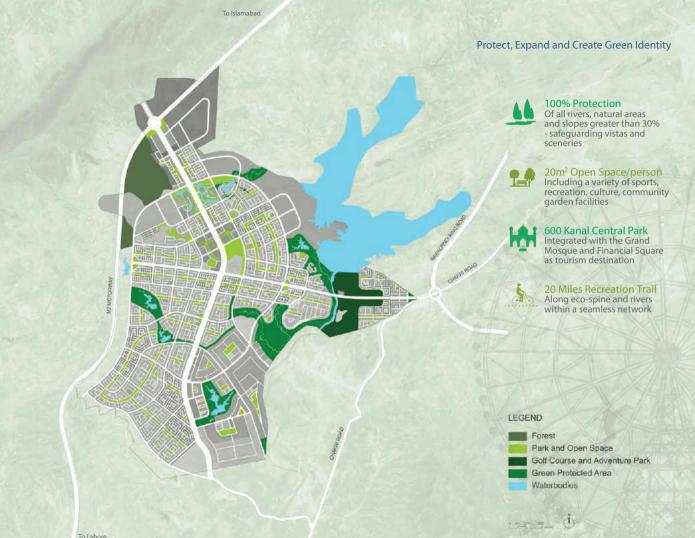
Efficient & Sustainable Mobility

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.

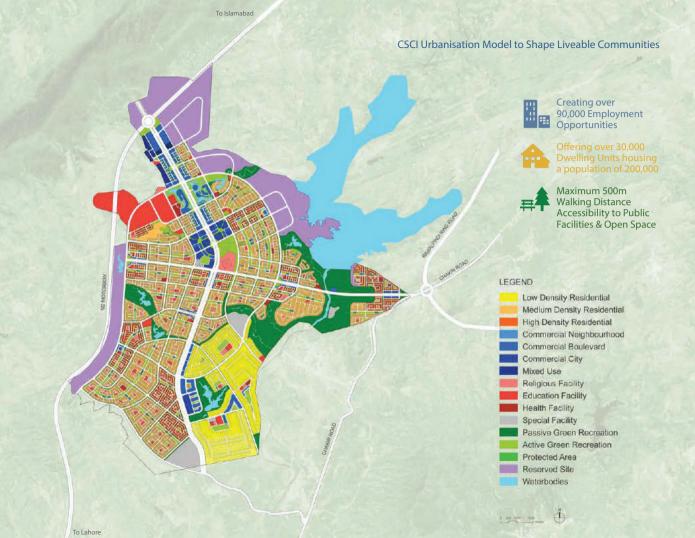
Public transport will be encouraged as a primary mode for trips, but will coexist with private vehicles, which are expected to remain prevalent. Public transport is integrated with the land use plan to ensure that public transport spines are aligned with high density development corridors and mixed-use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













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.







Pioneering the Sustainable Future of Pakistan

