

VOL:II
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A PROJECT OF



Development

SMARTLIFE



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Smart is the Way
to Live Today

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ZAHID RAFIQ

Chairman, FDH



I see myself as a productive participant of a constantly evolving society that demands sustainable solutions. It is exactly this spirit that motivates me to consistently invest in ideas, projects and solutions for the future.

At the heart of everything that we do at FUTURE DEVELOPMENTS HOLDINGS lies the dream to improve the quality of life around us. Be it a commercial center or a residential society, we spend our time and energies into developing solutions that serve the long-term interests of our clients. Our successful portfolio is a living proof of our commitment to the sustainable future that we envision with our like-minded partners.

With the launch of Capital Smart City project, FDH is carrying our legacy of Habib Rafiq Group in Real Estate by bringing the new ideas and technology in the sector. In this era of scientific advancement, we are working with full dedication to satisfy our clients and to win their love.

JAHANZAIB ZAHID

Managing Director,
FDH



I believe investing in the sustainable future of Pakistan is not merely about protecting the environment, it is also about providing a safe and efficient life for the citizens. Bearing in mind that the government is planning to remodel and renovate the Capital into a modern city, we at FUTURE DEVELOPMENTS HOLDINGS are determined to cope up with the futuristic trends in the real estate sector. Our visionary team and partners follow the principles of integrity and innovation to deliver the best in this industry. Our qualified and highly competent team has already demonstrated decades of experience in construction and development. In collaboration with our stakeholders, we have successfully delivered some of the best and well-known projects of Pakistan.

Deriving from similar expertise, we at FUTURE DEVELOPMENTS HOLDINGS are developing state-of-the-art master planned community. At Capital Smart City, we are developing internationally master planned community. We are investing in the project with an aim to address the major technological, economic, social and environmental changes that has changed the landscape of the twin cities.

BUILDING THE CITY OF THE FUTURE

When it comes to build your house, you choose the best of the best architect, interior designer, and construction organization. Similarly, if you want to build a futuristic city based on the concepts of eco-friendliness, sustainability, luxury and minimalism, you naturally look towards the best in the field of real estate developers. That's why Future Developments Holdings (Pvt) Limited (FDH) have taken it upon themselves the daunting challenge of building the first smart city of Pakistan which would not only be self-sustainable in terms of energy and different utility services but also will set the precedence for future smart cities.

Capital Smart City near New Islamabad Airport (CSC) has been master-planned, designed and constructed by 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 incorporating an inclusive culture to promote vibrant communities.

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.



ACCESSIBLE COMMUTE & SUSTAINABLE MOBILITY

The town planning of Capital Smart City is carefully carried out to form a gridded network of roads to maximize efficiency and connectivity, creating a network of roads with a variety of possible routes to multiple destinations. A link to the north of the city will serve as a bypass, carrying planned 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. This strategic network and infrastructure will made the overall mobility efficient and accessible.



A NATURAL WONDER OF GREEN SPACES

The master plan of Capital Smart City integrates the existing rich natural topographies through eco-spines and seamless recreational trails across the different neighborhoods. It also blends and upgrades the existing landscape and ecological value map to improve the urban environment by infusing a variety of parks and public open spaces. This diligent planning of natural resources also includes an 18-hole PGA Standard Signature Golf Course by Harradine Golf and adventure zone, bringing people closer to social activities and nature. The overall purpose is to develop and sustain an eco-friendly city with zero carbon emissions and boundless green spaces.



DEVELOPMENT UPDATES

THE FUTURE OF LIVING IN THE MAKING

The development work is in full throttle at Capital Smart City. Construction teams are in full swing to meet the deadlines set by the management. The management of CSC has heavily invested in the purchase of its own heavy equipment and latest machinery which has pushed up the pace of infrastructure development manifolds. Rapid work is in progress with respect to the basic groundwork which consists of wide network of roads, lanes, water supply, sewerage systems and pathways.

Landscaping and horticulture have been given a special place and core focus in the process of town planning which will ultimately result in an enhanced overall outlook of Capital Smart City once finalized.

Residential colonies have been established on-site for the engineers, civil architects,

managers, drivers and laborers to minimize the commute of the workforce to the work area in order to save time. This is why development at all major sites of Capital Smart City is progressing at a remarkable pace. Smart fueling points, Eco-friendly measures and use of ICT are some of the features of the development to safeguard sustainability of the overall infrastructure. The Fiber is being laid in Capital Smart City which will be the backbone of IoT based services.

Quality assurance teams ensure efficiency and transparency of the development work. The outstanding progress of the project has grabbed the attention of local as well as foreign investors who are currently investing in the modern metropolis.

DEVELOPMENT UPDATES

20- MARLA VILLAS IN
OVERSEAS BLOCK A,
BRICK MASONRY &
FORM-WORK FOR LINTEL
BEAM IN PROGRESS



ACCESS-2 ISLAND
ASPHALT BASE COURSE
IN PROGRESS

SET UP OF FIRST SMART
ORGANIC FACILITY
ON SITE IN
CAPITAL SMART CITY



CAPITAL HILLS
(LAKE VIEW BLOCK)
EARTHWORK
IN PROGRESS



EXECUTIVE BLOCK B
BITUMEN COATING
OF MAIN HOLES
IN PROGRESS

HORTICULTURE
WORK
IN PROGRESS



NEW ACCESS ROAD
EARTH WORK
IN PROGRESS



DEVELOPMENT UPDATES

EXECUTIVE (BLOCK B) SITE WORK IN PROGRESS



GROUND BREAKING CEREMONY OF OPTIC FIBER LINE AT OVERSEAS (BLOCK B)



DEVELOPMENT UPDATES

OVERSEAS (BLOCK 1) DEVELOPMENT WORK IN PROGRESS



DEVELOPMENT — UPDATES —

CONSTRUCTION OF SMART VILLAS IN PROGRESS



DEVELOPMENT — UPDATES —

ASPHALT MIXING PRODUCTION PLANT INSTALLED AT CSCI PROJECT SITE



BATCHING PLANT AT CAPITAL SMART CITY SITE



WATER FILTRATION PLANT AT CSC



DEVELOPMENT — UPDATES —

OVERSEAS (BLOCK-C) MOSQUE CONSTRUCTION WORK IN PROGRESS



PROGRESS OF HORTICULTURAL WORK AT ACCESS ROADS CONDUCTING TREE PLANTATION AT A MASSIVE LEVEL



DEVELOPMENT — UPDATES —

INAUGURATION OF STREET LIGHTS AT ACCESS-2



OVERSEAS (BLOCK B) SMART SCHOOL CONSTRUCTION WORK IN PROGRESS

SITE OFFICE OF CAPITAL SMART CITY IN PROGRESS



EVENT UPDATES

Grand Launching of Capital Smart City in Islamabad

06 OCT 2019

The grand launch ceremony of Pakistan's first smart city project titled, "Capital Smart City (CSC)" was held on Sunday, 6th October 2019 in Serena Hotel, Islamabad. A large number of investors, realtors, industry gurus, international consultants, architects and designers attended this grand launching event. Group COO, Capital Smart City, Muhammad Aslam Malik in his opening remarks stated, "We are the first ever smart city in Pakistan. The only housing project with an approved dedicated interchange on M2 Motorway". The project has already won the attention of the government and major stakeholders in Pakistan who are primarily concerned about the growing housing demands in Pakistan. Capital Smart City is currently the first smart city in Pakistan and overall 23rd in the world.



EVENT UPDATES



EVENT UPDATES

Global Launching Event in Manchester, UK

20 OCT 2019

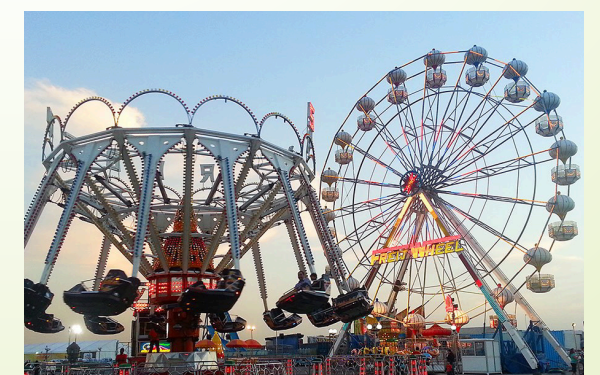


EVENT UPDATES

Freij International to Make Amusement Park in Capital Smart City

23 OCT 2019

An MOU was signed between FREIJ Entertainment Int., the world's famous traveling operator of Amusement Parks and Capital Smart City, the only Smart City in Pakistan to make multiple amusement parks across different locations in Pakistan. Freij is the world largest traveling operators of funfairs, carnival rides & skilled games on the circuit today.



EVENT UPDATES

Global Launching Event in Glasgow, UK

27 OCT 2019



EVENT UPDATES

Global Launching Event in London, UK

03 NOV 2019



EVENT UPDATES

Global Launching Event in Birmingham, UK

10 NOV 2019



EVENT UPDATES

Global Launching Event in Canada

16 NOV 2019



EVENT UPDATES

Global Launching Event in Australia

17 NOV 2019



EVENT UPDATES

Global Launching Event in Slough, UK

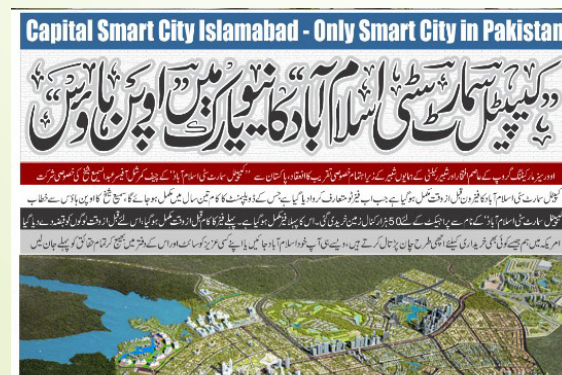
17 NOV 2019



EVENT UPDATES

Global Launching Event in New York, USA

25 NOV 2019



EVENT UPDATES

Global Launching Event in Mclean Virginia, USA

01 DEC 2019



EVENT UPDATES

Global Launching Event in Chicago, USA

06 DEC 2019



EVENT UPDATES

Pakistan Property Show in Dubai World Trade Centre

6 & 7 DEC 2019

An international property event, "Pakistan Property Show" was held at Dubai World Trade Centre on 6th and 7th December 2019, in which large number of visitors showed their interest in Capital Smart City stall exhibit. This proves the phenomenal success and recognition of Capital Smart City worldwide.



EVENT UPDATES

Global Launching Event in Oslo, Norway

08 DEC 2019



EVENT UPDATES

1st e-Balloting of Capital Smart City

21 DEC 2019

The 1st e-Balloting of Capital Smart City for Overseas-I and Executive Block-I was conducted successfully on Saturday, December 21, 2019 at Capital Smart City - Overseas District-1 at project site. The event included site visit followed by e-Balloting processing and lunch. The full event can be watched on Facebook and YouTube channels of CSC. It is important to mention here that Capital Smart City is the only smart city in Pakistan and is determined for on time delivery.



EVENT UPDATES

Smart Expo - The Biggest Property Show, at Pak-China Friendship Center

11-12 JAN 2020

The biggest property SMART EXPO was arranged by Capital Smart City at Pak-China Friendship Center Islamabad on 11th-12th January 2020. The expo presented a hub of creativity, innovation and vision for sustainable future and an eye-catching experience like never seen before. Thousands of people participated in the mega event which offered a family oriented environment comprising of an Artisan Gallery, Kids Play Area and Food Court.



EVENT UPDATES



EVENT UPDATES

CSC, InfraTech Team Visit to Singapore

JAN 2020

A team of Capital Smart City's architects, designers & horticulturists visited Singapore in January, 2020. Surbana Jurong welcomed them and arranged a brief tour of their Headquarters. The team also explored the state of the art building designs and landscape areas in Singapore. The team reviewed the master designs of buildings and landscapes to be designed and developed in the Capital Smart City project is up to international standards.

The team was orientated on the use of modern technology and IoT based solutions being implemented in Singapore.



EVENT UPDATES

CSC Hosted "Pakistan International Screen Awards - PISA 2020" at Dubai

07 FEB 2020

Capital Smart City hosted a star studded mega show of international standards known as the "Pakistan International Screen Awards (PISA) 2020" the biggest industry awards show for Pakistani Film, TV, Social Media and Fashion at Coca Cola Arena, Dubai on 7th Feb, 2020.



EVENT UPDATES

Inauguration of Connecting Bridge at Access-2 Road

13 MAY 2020

Mr. Zahid Rafiq, Chairman FDHL and Capital Smart City inaugurated 450 feet long connecting bridge on Access-2 Road (at Sill River) on 13th May, 2020. With the Blessings of Allah SWT, this is another milestone for the Capital Smart City as the bridge was completed and opened in record time besides the effects of Corona Lock-down. The management congratulated all their members and partners on this proud achievement.



EVENT UPDATES



EVENT UPDATES

New Futuristic Smart Campus of Technology University of International Standards in CSC

23 JUL 2020

National University of Technology (NUTECH) and Capital Smart City (CSC), Islamabad joined hands for development and operationalization of a futuristic smart campus of Technology University of International Standards in CSC. An Agreement signing ceremony between NUTECH and FDHL (CSC) was held on 23 July 2020 at NUTECH campus, Islamabad.



EVENT UPDATES

First Smart School for OSC Children by Capital Smart City & Alight

24 JUL 2020

Capital Smart City achieves another social responsibility goal. The first Smart School for OSC (Out of School) Children is now in progress at Capital Smart City. Mr. Zahid Rafiq, Chairman FDHL and Dr Tariq Cheema, CEO ALIGHT have signed an agreement to build the first Smart School for OSC (Out of School Children). World renowned British-Iraqi architect Zaha Hadeed designed school will be built and operated by "Alight" at Capital Smart City.



EVENT UPDATES

MOU between FDHL & PCI for establishment of Pakistan - China Institute (PCI) at CSC

18 AUG 2020

MOU signing ceremony between FDHL & PCI held regarding establishment of Pakistan - China Institute (PCI) at Capital Smart City.



EVENT UPDATES

Monsoon Tree Plantation Drive

24 AUG 2020

Capital Smart City management successfully carried out the "Monsoon Tree Plantation 2020" drive by planting saplings at the project site. In a statement Group COO (Muhammad Aslam Malik) said, "We continues to acknowledge the responsibility we all have towards our country as individuals and as an organization. With that in mind the 'Monsoon Tree Plantation 2020' drive has been carried out successfully and we hope to inspire as many people as we can to become part of this drive."



WHAT'S NEXT? ▼ UPCOMING PROJECT

CAPITAL HILLS

Our next endeavor is ideally located in the serene natural vistas of Capital Smart City.

Capital Hills is an exclusive, luxurious and contemporary residential community which offers a smart way of life along with an international standard 18 holes signature golf course. The intricate amalgamation of natural settings with smart amenities makes Capital Hills a perfect dream destination for you and your family.



A residency secluded from the rest yet bustling with life, perfectly envisioned to cater to the modern day lifestyle. Capital Hills is not only a contemporary community but a futuristic way of life, offering the best of both worlds, nature and modernity.

Capital Hills consists of 3 residential communities namely Golf Community, Lake Views Community and Hills Community, each offering a unique architectural design.

Consisting of 3,000 villas, duplex's & town-houses, 900 apartments, Golf Club & leisure buildings along with a modern day souq pavilion, this grand project is a perfectionist's paradise.

EXPERIENCE NATURAL SERENITY WITH MODERN AMENITIES

OPEN YOUR EYES TO NATURAL LANDSCAPES
COUPLED WITH CONTEMPORARY FACILITIES
AT ONE SINGLE DESTINATION THAT CATERS
TO THE PLEASURE OF ALL YOUR SENSES.

Keeping in mind our target market, Capital Hills is being crafted by internationally renowned landscape planning firm **CRACKNELL** in collaboration with design and architecture partners **DSA**. This site is impeccably positioned in Capital Smart City. The natural surroundings of Islamabad embellish the minimalist town plan prudently designed for your contemporary and smart lifestyle.



WHAT'S NEXT? ▼ UPCOMING PROJECT

ONE CAPITAL

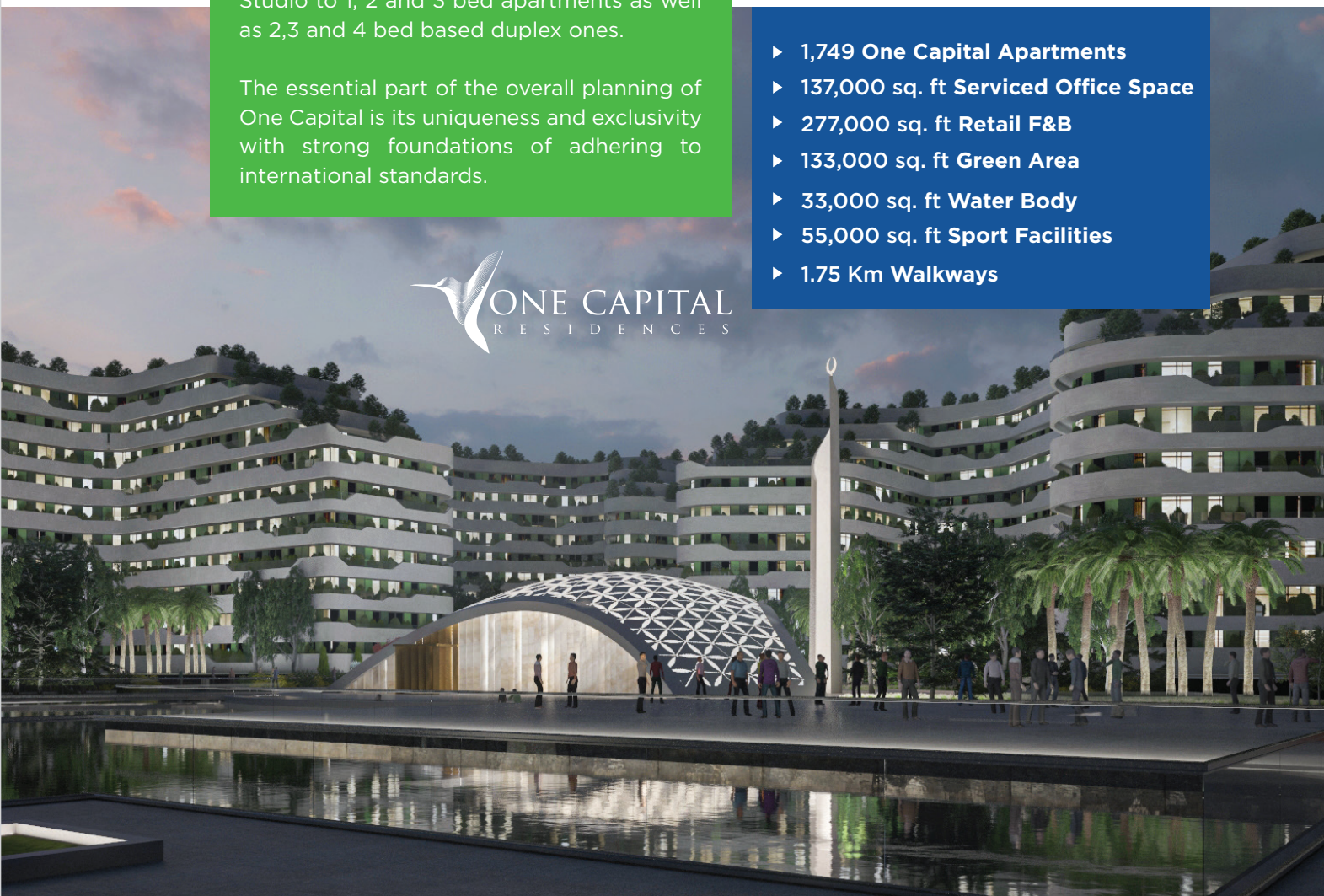
A Dream Land Offering Luxury Living

If you think about living inside a perfect dream, then One Capital is just the place which offers ideal living conditions. The project offers 1,749 residential spaces, from Studio to 1, 2 and 3 bed apartments as well as 2,3 and 4 bed based duplex ones.

The essential part of the overall planning of One Capital is its uniqueness and exclusivity with strong foundations of adhering to international standards.



- ▶ 1,749 One Capital Apartments
- ▶ 137,000 sq. ft Serviced Office Space
- ▶ 277,000 sq. ft Retail F&B
- ▶ 133,000 sq. ft Green Area
- ▶ 33,000 sq. ft Water Body
- ▶ 55,000 sq. ft Sport Facilities
- ▶ 1.75 Km Walkways



WELCOME TO A UNIQUE & DISTINCTIVE LIVING



The exclusivity starts from the ideal location of One Capital residential spaces which are located in Capital Smart City. CSC is within minutes distance to the New Islamabad Airport, M2 Islamabad - Lahore Motorway, Chakri Road and Rawalpindi Ring Road with a site area of 10,300 Acres (ac) equivalent to 80,000 Kanals approximately.

It's superb location makes it a modern commercial, residential and tourism development hub in the region. The USPs of Capital Smart City are also incorporated into One Capital project, making it a Spatial Development Framework (SDF) which constitutes of broad land use, transportation and implementation strategy, fulfilling the needs of future developments.

One Capital offers a unique living experience like none other in the serene ambiance of crystal lagoon and reflection of smooth lights. The vistas of the location are breathtaking and offers a completely new way of living.



After Capital Smart City Presenting Pakistan's 2nd Smart City **LAHORE SMART CITY**

The splendor of architecture, the grandeur of metropolitan living and the smart lifestyle of the contemporary era are the building blocks of Lahore Smart City. We bring to you the mega project which reflects state of the art town planning, diligent designing as well as aesthetic landscaping which leaves one spellbound and mesmerized.

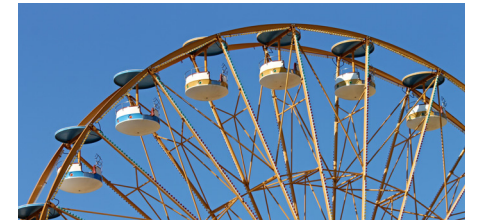
Crafted for the future lifestyle, keeping in mind green living and almost zero carbon footprint, Lahore Smart City is going to be a marvel of modern construction, design and civil engineering. Lahore Smart City after its completion will become the 2nd Smart city of Pakistan.



LSC - Adding Value to Lahore

Lahore Smart City is being developed in association with Habib Rafiq Limited. The project offers landmarks that changes the scale and scope of lifestyle development in the region.

- ▶ LAHORE'S FIRST INTERNATIONAL STANDARD THEME PARK
- ▶ GRAND PARK WITH A SKATING RINK AND F-2 RACE TRACK
- ▶ SMART HOMES AND VILLAS
- ▶ HOLISTIC SMART LIFESTYLE
- ▶ PLUG N PLAY OFFICES
- ▶ MADAME TUSSUAD'S PAKISTAN
- ▶ LANDMARK MALLS
- ▶ THE LAHORE EYE
- ▶ LAHORE TIME SQUARE
- ▶ WATERFALL PARK
- ▶ GRAND MOSQUE
- ▶ SOUQ'S



CULTURAL CAPITAL OF PAKISTAN LAHORE

Welcome to Lahore, the historical city of arts, heritage and architecture. Lahore has been the preferred choice and destination of Mughal Emperors and conquerors of the past due to its important geographical location and rich cultural background.

The historical monuments and buildings of Lahore stand testament to the grandeur of the Mughal art and architecture. Lahore Fort, Badshahi Mosque, Shalimar Gardens, Nur Jehan's Tomb, Tomb of Jahangir, Tomb of Anarkali, The Lahore Museum, Chauburji or Char Minar, and Bagh-e-Jinnah are some of the major architectural marvels of the Lahore city. The palaces, havelis, forts and mosques have artistic masterpieces that have made Lahore art known throughout the world. Other rich resources of cultural heritage are the art galleries of Lahore also display a number of artifacts belonging to the Mughal period.



Lahore's culture, its history, institutions, food, clothing, films, music, fashion, and community lifestyle attract people from all over the world. It is also known as food capital of Pakistan.

Now with the arrival of a smart housing project like Lahore Smart City, Lahore will be further embellished and ornated with the aesthetic and modern architecture of this landmark project.

Lahore is the city of wonders with a rich history of over a millennium. It is referred to as the cultural heart of Pakistan as it hosts most of the arts, music, films, theatre festivals and cultural events of the country.





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