

BUILDING
TODAY FOR A
BETTER TOMORROW



GENERAL CONTRACTING
PROJECT MANAGEMENT

CIVIL ENGINEERING
DESIGN & BUILD

EXPERIENCE | COMMITMENT | RESULTS



SAFE PEOPLE



STRONGER
STRUCTURES



BRIGHTER
TOMORROWS



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KARACHI | PAKISTAN

LICENCE CATEGORY
Licence C-5

Licence No. 32027
NTN No. G452143-1



BUILD
DEVELOP
DELIVER
TOGETHER

TABLE OF CONTENTS

BUILDING A BETTER TOMORROW

01	TABLE OF CONTENTS	02
02	Executive Summary and Company Information	03
03	Vision, Mission and Core Philosophy	04
04	Message from the Founder and Chairman	05
05	Corporate Governance and Executive Directorship	06
06	Leadership and Core Management Departments	07
07	Building Construction: Commercial and High-Rise	08
08	Bungalows and Luxury Residential Development	09
09	T.T (Truss/Transition) Structural Construction	10
10	Industrial Shell and Pre-Engineered Construction	11



SAFE
PEOPLE



STRONGER
STRUCTURES



SUSTAINABLE
SOLUTIONS



LASTING
VALUE

Z.K. CONSTRUCTION
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TABLE OF CONTENTS

BUILDING A BETTER TOMORROW

11	Hollow Core and Pre-Cast Structural Integration	12
12	Boundary Wall and Perimeter Security Systems	13
13	Silos and Heavy Industrial Storage Structures	14
14	Pre-Cast Concrete Engineering and Fabrication	15
15	Culvert and Civil Infrastructure Works	16
16	Earthworks, Site Leveling and Bulk Back Filling	17
17	Demolition and Structural Dismantling	18
18	Specialized Industrial Flooring Systems	19
19	Structural Steel Fabrication and Erection	20
20	Industrial Warehouse and Dubai Shed Solutions	21



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TABLE OF CONTENTS

BUILDING A BETTER TOMORROW

11	Repair, Retrofitting and Facility Maintenance	22
12	Architectural Planning and Interior Design	23
13	Topographical Surveying and Site Plotting	24
14	Construction Material Supply Management	25
15	Project Management and Quality Control (QA/QC)	26
16	Industrial and Commercial Warehouses	27 - 38
17	Multi-Story Residential and Commercial Buildings	39 - 42
18	Civil Infrastructure, Boundaries and Mosque Projects	43 - 48
19	Statutory Licenses, PEC and Registration	49
20	Contact and Official Directory	50



SAFE
PEOPLE



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STRUCTURES



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SOLUTIONS



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EXECUTIVE SUMMARY AND COMPANY INFORMATION

Corporate Profile

Zayan Khan Associates was established in 2015 as a general works contractor and has rapidly evolved into a full-service civil engineering, project management, and construction firm. Headquartered in Karachi, the firm specializes in executing small to large-scale commercial, industrial, residential, and civil infrastructure projects across Pakistan.

We operate under a clear commitment: providing our clients with complete assurance that their structural, financial, and operational objectives remain the top priority throughout every phase of execution.



Client
Focused



Quality
Driven



Built for
a Better Tomorrow

Company Overview

	Name of Business:	ZAYAN KHAN ASSOCIATES
	Format of Business:	PRIVATE COMPANY
	Head Office Address:	Commercial 14, Shop No 02, Javed Bahria Maripur, Karachi
	Contact Numbers:	03408329085, 03489450567
	Email Address:	zkconstruction222@gmail.com

PLAN
BUILD
DELIVER
TOGETHER

ZAYAN KHAN
ASSOCIATES

PLANNING
ENGINEERING
CONSTRUCTION
SUCCESS

ZAYAN KHAN
ASSOCIATES

ZAYAN KHAN
ASSOCIATES

BUILDING TRUST.
DELIVERING EXCELLENCE.



VISION, MISSION AND EXECUTION PHILOSOPHY

Corporate Vision



To be a highly respected building contractor recognized for delivering exceptional structural quality, innovation, and long-term client value, always delivering beyond expectations.

Corporate Mission



Procure construction and engineering projects at competitive, market-driven pricing.



Provide uncompromising safe, secure, and compliant working conditions for site personnel.



Deliver robust, high-quality civil structures within stipulated project completion schedules.

Project Execution Philosophy



Strategic Planning:

Formulate comprehensive project schedules and optimized resource allocation plans tailored to meet unique client objectives.



Transparent Communication:

Maintain clear, real-time communication channels across all project stakeholders, consultants, and management teams.



Progress Tracking:

Continuously monitor site milestones and fine-tune operational deviations immediately.



Uncompromising Quality:

Exercise close, hands-on supervision over material selection, concrete ratios, and structural workmanship.



Timely Commissioning:

Hand over fully completed, verified, and operational facilities strictly on schedule.



CHAIRMAN'S MESSAGE

Building the Future with Engineering Integrity

Since our inception in 2015, Zayan Khan Associates has been driven by a single core belief: construction is not merely about erecting walls, but about engineering long-term reliability and trust. From our initial general contracting projects to multi-story commercial towers, industrial warehouses, and large-scale infrastructure developments across Sindh and Balochistan, our journey has been defined by continuous growth and technical precision.

We recognize that every project represents a critical investment for our clients. Whether building industrial Dubai sheds in Maripur, residential complexes in Naval Colony, or commercial facilities in SITE area, our teams approach every square foot with dedicated attention to safety, structural durability, and cost efficiency.

As we expand our footprint, we remain dedicated to upgrading our technical capabilities, adopting modern pre-cast and steel fabrication methodologies, and training our workforce to uphold international safety and quality benchmarks. We look forward to partnering with visionary clients to build sustainable, high-performance infrastructure.

Engr. M. Israr Khan Yousufzai

Founder and Chairman,
Zayan Khan Associates



CORPORATE GOVERNANCE & EXECUTIVE DIRECTORSHIP

Governance Framework

Zayan Khan Associates operates under an experienced Board of Directors and executive management team. Our leadership ensures seamless coordination between commercial strategy, structural planning, and site execution.



Strategic
Leadership



Coordinated
Execution



Sustainable
Growth

Board of Directors and Executive Management



- * Engr. M. Israr Khan Yousufzai - Founder and chairman
- * Engr. samarullah - Director and General Manager

Operational Flow



Management
and
Board of Directors



Commercial
and
Procurement Team



Project Management
and
Planning Team



On-Site Operations
and
HSE Management



LEADERSHIP AND CORE MANAGEMENT DEPARTMENTS

Organizational Departments and Key Personnel



1.

Leadership and Core Management Department

- Engr. M. Israr Khan Yousufzai - Founder and Chairman
- Engr. Samarullah - Director
- Engr. Hassan Sher - Structural and Site Operations Manager
- Gulbahar Qambrani - Field and Site Supervisor
- Muhammad Saleem - General Site Foreman
- Haiji Niamatallah - Project Executive / Site Coordinator
- Hikmat Ali - Project Coordinator and Procurement Liaison



2.

Survey and Logistics Department

- Jalaluddin - Chief Surveyor and Topographical Lead
- Field Surveying Team - Site Alignment, Leveling and Mapping Operators



3.

Health, Safety and Environment (HSE) Department

- Engr. Naeem Ullah - Safety Officer and Compliance Manager
- Amjad Ali - HSE Supervisor / First-Aid Lead
- Waqarullah - Site Safety Inspector and Risk Assessment Coordinator



SERVICE DETAIL

BUILDING CONSTRUCTION (COMMERCIAL AND HIGH-RISE)

STRONGER SPACES FOR A BRIGHTER TOMORROW

Overview

Zayan Khan Associates provides comprehensive turn-key solutions for commercial towers, multi-family residential complexes, plazas, and office blocks. We manage the entire building lifecycle, from ground-breaking excavation and deep foundations to structural frame completion and exterior finishing.

Key Scope of Services



Deep foundation execution, soil stabilization, and raft or isolated footing casting.



Reinforced Concrete Framework execution for multi-story elevations including G+3, G+4, and high-rise structures.



Precision column, beam, and slab casting adhering to international load-bearing standards.



Exterior curtain walling, masonry block-wall construction, and weather-resistant plastering.



Integration of lift shafts, emergency stairwells, and utility service ducts.

Project Capabilities

Our teams are fully equipped to navigate complex urban construction environments, ensuring structural safety, space optimization, and strict adherence to city building bylaws.



YOUR VISION.
OUR CONSTRUCTION.

SERVICE DETAIL

BUNGALOWS AND LUXURY RESIDENTIAL DEVELOPMENT

STRONGER SPACES FOR A BRIGHTER TOMORROW

Overview

We specialize in constructing custom-designed residential bungalows, villas, and private housing units. Combining aesthetic architecture with uncompromised civil engineering, we deliver homes built for longevity, space efficiency, and modern living.

Key Scope of Services



Complete turnkey residential construction based on customized architectural blueprints.



Foundation waterproofing, subterranean damp-proofing, and termite treatment.



High-finish masonry, internal and external plasterwork, and decorative concrete features.



Structural design for basement levels, ground floors, and multi-tier residential layouts.



Structural integration of MEP systems, drainage networks, and rooftop utility structures.

Execution Approach

Every residential build undergoes rigid quality inspections at each slab level, ensuring that structural rebar placement, concrete curing, and finishing details meet luxury residential benchmarks.



YOUR VISION.
OUR CONSTRUCTION.

SERVICE DETAIL

T.T (TRUSS AND TRANSITION) CONSTRUCTION

STRONGER SPACES FOR A BRIGHTER TOMORROW

Overview

Transition and Truss construction is critical for large-span commercial and industrial buildings requiring unobstructed floor space. Zayan Khan Associates offers specialized design, fabrication, and erection services for heavy-duty structural trusses and transition frames.

Key Scope of Services



Custom engineering and fabrication of high-tensile steel trusses and space frames.



Design and load distribution planning for clear-span industrial halls and auditoriums.



Precision erection of heavy transition beams capable of transferring high structural loads.



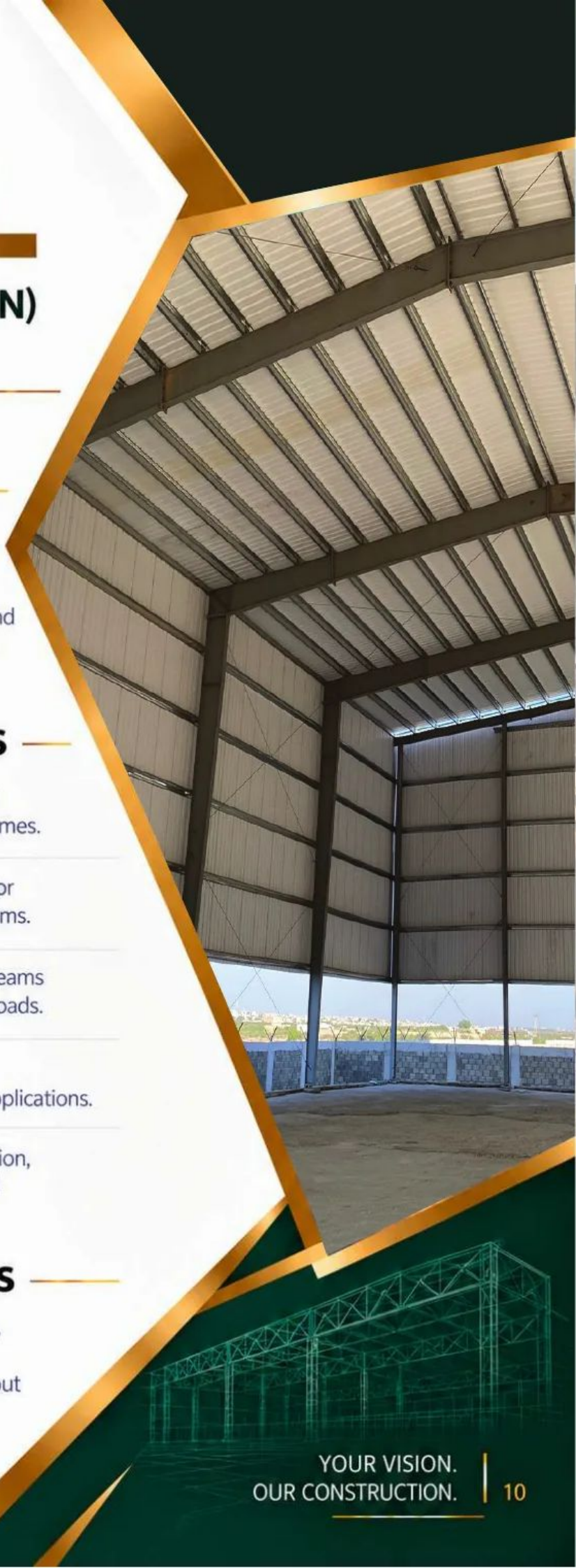
Anti-corrosion treatment, industrial sandblasting, and protective coating applications.



Structural bolting, field welding inspection, and alignment verification using optical survey tools.

Industrial Applications

Ideal for manufacturing plants, sports complexes, logistical distribution hubs, and commercial exhibition spaces requiring wide open spans without internal column obstruction.



YOUR VISION.
OUR CONSTRUCTION.

SERVICE DETAIL

INDUSTRIAL SHELL CONSTRUCTION

STRONGER SPACES FOR A BRIGHTER TOMORROW

Overview

Industrial shell construction forms the core structural backbone for factories, manufacturing facilities, processing plants, and commercial warehouses. Zayan Khan Associates specializes in executing core and shell packages, providing clients with robust, load-bearing enclosures ready for specialized internal fit-outs.

Key Scope of Services



Complete structural foundation works, floor slab construction, and load-bearing concrete frames.



Masonry wall enclosures, industrial block-work, and high-durability external plastering.



Heavy structural steel column erection and primary roofing framework installation.



Integrated weatherproofing, external sealants, and subterranean damp-proof courses.



Provisioning for industrial access gates, loading docks, and utility entry points.

Execution Approach

Our engineering teams focus on speed, structural safety, and high load capacities, delivering industrial shells that withstand heavy operational machinery and environmental exposure.



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OUR CONSTRUCTION.

SERVICE DETAIL

HOLLOW CORE AND PRE-CAST STRUCTURAL INTEGRATION

STRONGER SPACES FOR A BRIGHTER TOMORROW

Overview

Hollow core slab technology and pre-cast concrete structures offer rapid construction timelines, superior structural strength, and reduced material waste. We offer end-to-end management for hollow core slab erection and pre-cast concrete building integration.

Key Scope of Services



Structural load calculation and site placement planning for pre-stressed hollow core slabs.



Precision crane mobilization, rigging operations, and heavy pre-cast element handling.



Grouting, shear key filling, and structural topping slab casting for seamless load distribution.



Pre-cast column, beam, and wall panel installation for commercial and industrial buildings.



Quality assurance checks on concrete curing strength, alignment tolerances, and joint seals.

Industrial Applications

Ideal for multi-story warehouses, commercial parking structures, industrial facilities, and rapid residential development where project completion schedules are tight.



YOUR VISION.
OUR CONSTRUCTION.

SERVICE DETAIL

BOUNDARY WALL AND PERIMETER SECURITY SYSTEMS

STRONGER SPACES FOR A BRIGHTER TOMORROW

Overview

Perimeter security is the first line of defense for industrial land plots, commercial complexes, housing schemes, and government facilities. Zayan Khan Associates specializes in rapid, high-durability boundary wall construction, executing long-run perimeter projects efficiently.

Key Scope of Services



Reinforced concrete strip footings, isolated foundations, and tie-beam construction.



Concrete block masonry, brickwork, and pre-cast boundary wall panel installation.



Plaster finishes, coping concrete caps, and anti-weathering surface treatments.



Structural steel post integration for security wire fencing, razor wire, and anti-vandal barriers.



Execution of large-scale perimeter projects exceeding thousands of running feet.

Project Highlights

Our teams have successfully executed extensive perimeter boundary wall projects up to 8000 running feet in challenging coastal and industrial regions, ensuring complete site security and structural stability.



YOUR VISION.
OUR CONSTRUCTION.

SERVICE DETAIL

SILOS AND HEAVY INDUSTRIAL STORAGE STRUCTURES

STRONGER SPACES FOR A BRIGHTER TOMORROW

Overview

Silos and bulk storage facilities demand exceptional engineering precision, specialized reinforced concrete design, and strict load distribution management. We design and construct heavy-duty concrete and steel silos engineered to store raw materials, grain, cement, and chemical products.

Key Scope of Services



Specialized deep foundation execution, raft foundations, and pile cap construction for heavy static loads.



Reinforced concrete wall casting using specialized formwork techniques for circular structures.



Structural steel hopper fabrication, discharge chute integration, and support frame erection.



Internal wall smooth-finishing and moisture-proof epoxy lining applications.



Integration of top-deck loading platforms, structural catwalks, and maintenance access ladders.

Safety and Integrity

Every silo structure undergoes rigorous civil engineering calculations to withstand lateral material pressure, dynamic loading, and environmental wind stresses.



YOUR VISION.
OUR CONSTRUCTION.

SERVICE DETAIL

PRE-CAST CONCRETE ENGINEERING AND FABRICATION

STRONGER SPACES FOR A BRIGHTER TOMORROW

Overview

Pre-cast concrete engineering shifts part of the construction process to controlled fabrication environments, guaranteeing maximum quality control, exact dimensions, and rapid on-site assembly. Zayan Khan Associates provides customized pre-cast engineering solutions for civil and commercial projects.

Key Scope of Services



Custom casting of pre-cast concrete beams, lintels, columns, staircases, and boundary slabs.



Controlled concrete mixing, high-grade aggregate selection, and technical curing monitoring.



Safe transport logistics, heavy machinery loading, and site delivery management.



Precision site placement using specialized crane machinery and optical laser alignment.



Structural joint anchorage, high-strength concrete grouting, and joint waterproofing.

Benefits

Utilizing pre-cast components drastically reduces site congestion, speeds up structural assembly, and ensures superior surface finishes compared to traditional cast-in-place concrete.



YOUR VISION.
OUR CONSTRUCTION.

SERVICE DETAIL

CULVERT AND CIVIL INFRASTRUCTURE WORKS

STRONGER SPACES FOR A BRIGHTER TOMORROW

Overview

Robust drainage and water flow management are critical for industrial estates, commercial developments, and road networks. We specialize in the construction of reinforced concrete box culverts, pipe culverts, stormwater channels, and civil drainage infrastructure.

Key Scope of Services



Site excavation, soil compaction, bed preparation, and lean concrete sub-base placement.



Cast-in-place and pre-cast box culvert construction designed for heavy vehicular axle loads.



Headwall, wingwall, and apron construction to prevent soil erosion and water scour.



Internal and external waterproofing treatments to prevent water seepage and structural degradation.



Integration of storm drainage networks with municipal and industrial discharge outlets.

Infrastructure Capabilities

Our civil infrastructure teams ensure that all culverts and drainage channels are built to withstand heavy monsoon water volumes and continuous industrial traffic loads.



YOUR VISION.
OUR CONSTRUCTION.

SERVICE DETAIL

INDUSTRIAL EARTHWORKS, LEVELING AND BULK BACK FILLING

STRONGER SPACES FOR A BRIGHTER TOMORROW

Overview

Proper site preparation is the foundation of every successful construction project. Zayan Khan Associates provides comprehensive earthmoving services, including heavy site excavation, land leveling, grading, and bulk backfilling for industrial and commercial plots.

Key Scope of Services



Large-scale site clearing, topsoil stripping, rock excavation, and debris removal.



Topographical laser survey execution to establish precise cut-and-fill volume requirements.



Bulk backfilling using tested, high-grade soil, crushed aggregate, or sweet earth materials.



Layer-by-layer soil compaction using heavy vibratory rollers to achieve required dry density.



Plate load testing, field density testing, and sub-grade preparation for foundations and roads.

Equipment Capabilities

Equipped with heavy excavators, dump trucks, motor graders, and compaction rollers, we handle bulk earthworks efficiently across complex terrain.



YOUR VISION.
OUR CONSTRUCTION.

SERVICE DETAIL

DEMOLITION AND STRUCTURAL DISMANTLING

STRONGER SPACES FOR A BRIGHTER TOMORROW

Overview

Demolition requires meticulous planning, structural assessment, and strict adherence to environmental and public safety standards. Zayan Khan Associates delivers safe, controlled demolition and dismantling services for concrete structures, commercial buildings, and industrial facilities.

Key Scope of Services



Comprehensive structural risk assessment, utility isolation, and site safety perimeter setup.



Mechanical demolition of reinforced concrete structures using specialized hydraulic machinery.



Manual structural dismantling for sensitive urban sites requiring noise and dust control.



Sorting, recycling, and crushing of concrete debris for potential backfill reuse.



Complete site clearing, legal waste transportation, and sub-grade leveling post-demolition.

Safety Focus

Safety is our top priority during demolition. We enforce zero-harm site protocols, ensuring neighboring structures, public roads, and utility lines remain completely unaffected.



YOUR VISION.
OUR CONSTRUCTION.

SERVICE DETAIL

SPECIALIZED INDUSTRIAL FLOORING SYSTEMS

STRONGER SPACES FOR A BRIGHTER TOMORROW

Overview

Industrial facilities, warehouses, and factories require specialized flooring systems capable of enduring heavy forklift traffic, chemical exposure, dynamic machinery loads, and continuous abrasion. We engineer and install high-performance industrial flooring solutions.

Key Scope of Services



High-flatness laser screed concrete slab casting with structural rebar or steel fiber reinforcement.



Application of dry-shake metallic and non-metallic floor surface hardeners for abrasion resistance.



Precision power troweling or helicopter finish for dense, smooth, and dust-proof concrete surfaces.



Epoxy floor coatings, polyurethane resin toppings, and chemical-resistant floor seals.



Saw-cutting expansion joints, joint sealant filling, and floor edge protection installation.

Performance Standard

Our industrial floors are built to maximize operational productivity, minimize dust generation, and extend the service life of heavy material handling equipment.



YOUR VISION.
OUR CONSTRUCTION. | 19

SERVICE DETAIL

STRUCTURAL STEEL FABRICATION AND ERECTION

STRONGER SPACES FOR A BRIGHTER TOMORROW

Overview

Structural steel offers unmatched strength-to-weight ratios, structural flexibility, and rapid construction timelines. Zayan Khan Associates provides complete structural steel design, shop fabrication, surface treatment, and on-site erection services for industrial and commercial projects.

Key Scope of Services



Fabrication of primary steel columns, rafters, crane beams, mezzanine frames, and trusses.



Non-Destructive Testing of structural welds, ultrasonic testing, and dimensional checks.



Industrial surface preparation including grit blasting, anti-rust primer application, and topcoats.



On-site erection using heavy cranes, high-strength friction grip bolting, and field welding.



Alignment inspection using Total Station surveying instruments to guarantee structural plumbness.

Applications

Widely utilized in manufacturing plants, industrial warehouses, commercial plazas, structural mezzanines, and multi-tier utility buildings.

YOUR VISION.
OUR CONSTRUCTION.

SERVICE DETAIL

INDUSTRIAL WAREHOUSE AND DUBAI SHED SOLUTIONS

STRONGER SPACES FOR A BRIGHTER TOMORROW

Overview

Industrial warehouses and Dubai Shed structures provide flexible, wide-span covered spaces essential for logistics, industrial manufacturing, and bulk storage. Zayan Khan Associates specializes in designing, fabricating, and erecting customized steel shed structures across major industrial zones.

Key Scope of Services



Engineering and erection of wide-span structural steel portal frames and truss roof systems.



Installation of corrugated GI sheets, pre-painted galvanized steel, and skylight panels.



Custom skylight integration and natural ridge ventilation design for energy-efficient airflow.



Thermal insulation installation including bubble foil, glass wool, and sandwich panel roofing.



Civil foundation casting, heavy anchor bolt embedment, and peripheral brickwork enclosures.

Industrial Impact

Our shed structures are engineered for high wind load resistance, superior weatherproofing, and maximum interior clear height to optimize vertical storage.



YOUR VISION.
OUR CONSTRUCTION.

SERVICE DETAIL

REPAIR, RETROFITTING AND FACILITY MAINTENANCE

STRONGER SPACES FOR A BRIGHTER TOMORROW

Overview

Maintaining the structural health of commercial and industrial assets is critical to operational safety and property valuation. We provide structural rehabilitation, building retrofitting, and ongoing facility maintenance services to extend building lifespans.

Key Scope of Services



Structural crack repair, concrete spalling treatment, and high-strength polymer mortar injection.



Retrofitting existing reinforced concrete columns and beams using steel jacketing or carbon fiber wraps.



Complete roof waterproofing renewal using bitumen membranes, elastomeric coatings, and polyurethane seals.



Structural masonry repair, lintel restoration, and external facade refurbishment.



Routine industrial facility maintenance including floor repairs, drainage clearing, and door or gate servicing.

Engineering Value

Our retrofitting solutions restore load-bearing capacity and structural safety to aging buildings without necessitating complete demolition and rebuilds.



YOUR VISION.
OUR CONSTRUCTION.

SERVICE DETAIL

ARCHITECTURAL PLANNING AND INTERIOR DESIGN

STRONGER SPACES FOR A BRIGHTER TOMORROW

Overview

A well-designed building balances functional efficiency with striking architectural aesthetics. Zayan Khan Associates offers full-service architectural planning, space optimization, and interior fit-out execution for commercial offices, residential properties, and corporate headquarters.

Key Scope of Services



Conceptual architectural drafting, space planning, and 3D architectural rendering.



Structural layout optimization to maximize usable floor area and natural lighting.



Turnkey interior fit-outs including gypsum plasterboard ceilings, glass partition walls, and custom woodwork.



Executive office planning, reception area design, and corporate boardroom interiors.



Integration of lighting schemes, electrical trunking, and HVAC ceiling diffusers.

Design Execution

We work closely with clients from initial sketch to final hand-over, ensuring interior spaces reflect corporate branding and functional workflow needs.



YOUR VISION.
OUR CONSTRUCTION.

SERVICE DETAIL

TOPOGRAPHICAL SURVEYING AND SITE PLOTTING

STRONGER SPACES FOR A BRIGHTER TOMORROW

Overview

Accurate site surveying is the essential preliminary step for any civil engineering project. Zayan Khan Associates utilizes modern surveying equipment and GIS software to deliver precise land measurements, site boundaries, and elevation contours.

Key Scope of Services



Topographical land surveys utilizing Total Station optical instruments and GPS equipment.



Establishment of site benchmarks, boundary coordinates, and property line verification.



Contour mapping, slope analysis, and accurate cut-and-fill volume estimations for earthworks.



Layout setting-out for building foundations, column grids, road alignments, and pipelines.



Detailed CAD survey drawing production for architectural and structural engineering teams.

Precision Standard

Our surveying accuracy prevents costly foundation alignment errors, boundary disputes, and earthwork volume discrepancies during site construction.



YOUR VISION.
OUR CONSTRUCTION.

SERVICE DETAIL

CONSTRUCTION MATERIAL SUPPLY MANAGEMENT

STRONGER SPACES FOR A BRIGHTER TOMORROW

Overview

The quality of a finished structure directly depends on the quality of its raw materials. Zayan Khan Associates maintains a trusted material supply chain network, providing site-ready delivery of certified construction materials for our projects and external partners.

Key Scope of Services



Supply of certified Portland cement, sulfate-resistant cement, and chemical admixtures.



High-yield deformed steel rebar sourcing with mill test certificates and tensile verification.



Quality-graded sand, hill sand, crushed stone aggregates, and gravel supply.



Manufacturing and supply of solid concrete blocks, hollow blocks, and pavement pavers.



Quality testing of incoming materials including sieve analysis, silt content, and moisture testing.

Logistics Assurance

Our fleet management and vendor agreements ensure uninterrupted material delivery to remote and urban job sites, preventing project delays.



YOUR VISION.
OUR CONSTRUCTION.

SERVICE DETAIL

PROJECT MANAGEMENT AND QUALITY CONTROL (QA/QC)

STRONGER SPACES FOR A BRIGHTER TOMORROW

Overview

Effective project management ensures that complex construction projects are delivered on time, within budget, and in strict compliance with safety regulations. We deploy dedicated project managers and QA/QC engineers to oversee site operations.

Key Scope of Services



Comprehensive project scheduling using Critical Path Method and Gantt charting.



Daily Progress Reporting, milestone tracking, and variance analysis.



Cost control management, quantity surveying, and bill of quantities auditing.



Multi-tier QA/QC inspections for rebar placement, concrete pouring, curing, and finishing.



Enforcement of Health, Safety, and Environment protocols across all site teams.

Client Guarantee

Our structured management process provides transparent reporting, giving clients complete visibility into project timelines and quality metrics.



YOUR VISION.
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PROJECT SHOWCASE

P.E.C.H.S. BUNGALOWS

RESIDENTIAL PROJECT



Scope of Work

Executed as the main contractor for 02 distinct residential building blocks. The project involved site clearing, complete demolition of existing structures, micro-piling for foundation reinforcement, and structural steel integration. Works encompassed full architectural execution, internal and external masonry, road development, dedicated car park paving, and seamless integration of mechanical, electrical, and plumbing systems.



Project Details



Client Name
Wood Craft



Project Location
PECHS, Karachi



Contract Duration
01 Year and
06 Months



Facility Type
Multi-Block Luxury
Residential Bungalows

PROJECT SHOWCASE

MOMINABAD RESIDENCY



Scope of Work

Full civil engineering and project management services for a high-density residential development. Scope included structural frame design, reinforced concrete column and slab casting, internal and external block-wall masonry, and full cement plastering. Comprehensive damp-proofing and waterproofing were applied across sub-grade and roof levels, alongside complete terrazzo and tile floor finishes for staircases and floor landings.



Project Details



Client Name
Haji Mohsin
Shehzad



Project Location
Plot No D-83,
Mominabad, Karachi



Contract Duration
01 Year and
02 Months



Facility Type
Multi-Story
Residential Building

PROJECT SHOWCASE

A.B. OIL MILL INDUSTRIAL COMPLEX



Scope of Work

End-to-end civil execution and project management for an industrial processing facility. Works included heavy foundation engineering, structural frame design, masonry block-walls, high-durability external plastering, and specialized industrial waterproofing. The project was delivered with heavy load-bearing concrete floor finishes designed to sustain dynamic machinery vibrations and continuous forklift movement.



Project Details



Client Name
A.B. Oil Mill



Project Location
S.I.T.E. Area, Karachi



Contract Duration
01 Year and
10 Months



Facility Type
Industrial Processing
Plant and Warehousing



PROJECT SHOWCASE

HASSEN GRAND HIGH RISE



Project Details



Cantt Area
Murtaza Sahab



Project Location
Safora



Project Duration
Start in 2018
and continue



Facility Type
Grand High Rise
G+12



PROJECT SHOWCASE

HASSEN GRAND HIGH RISE



Project Details



Cantt Area
Murtaza Sahab



Project Location
Safra



Project Duration
Start in 2018
and continue



Facility Type
Grand High Rise
G+12



PROJECT SHOWCASE

SKYLAND BUILDER - DUBAI SHED INDUSTRIAL FACILITY



Scope of Work

Complete end-to-end engineering, structural steel fabrication, and site execution for a massive 27000 sq ft covered Dubai Shed facility. Works included heavy civil foundation casting, steel column erection, wide-span truss roof assembly, corrugated sheeting, skylight integration, and heavy industrial floor slab casting over a 3000 sq yard plot.



Project Details



Client Name
Skyland Builder



Project Location
SITE Chowla,
Maripur, Karachi



Facility Specifications
3000 Sq Yards Total
Area / 27000 Sq Ft
Covered Area



Facility Type
Industrial Warehouse
and Dubai Shed
Complex

PROJECT SHOWCASE

SKYLAND BUILDER - DUBAI SHED FABRICATION



Scope of Work

Specialized industrial steel structure execution focusing on high-wind load resistance and maximum vertical clear height. Scope included structural steel beam and rafter fabrication, precision anchor bolt placement, anti-corrosion primer application, perimeter block wall enclosures, and integrated site drainage works.



Project Details



Client Name
Skyland Builder



Project Location
SITE Maripur,
Karachi



Facility Type
Steel Shed and
Processing Facility

PROJECT SHOWCASE

FATHANI GROUP - MASJID



Scope of Work

Complete civil construction including structural concrete work, exterior plastering, internal utility layout, floor topping, and security perimeter installation designed for streamlined industrial operations and material handling.



Project Details



Client Name
Fathani Group



Project Location
Chowla, Karachi



Facility Specifications
300 Sq Yards



Facility Type
Masjid



PROJECT SHOWCASE

FATHANI GROUP MASJID



Scope of Work

Turnkey civil and structural steel execution for a 300 sq yard Masjid. Scope of work involved site preparation, concrete footing foundations, structural steel portal frame fabrication, roof sheeting, perimeter masonry, and high-flatness concrete floor finishing suitable for light industrial manufacturing.



Project Details



Client Name
Fathani Group



Project Location
Chowla, Karachi



Facility Specifications
300 Sq Yards



Facility Type
Masjid



PROJECT SHOWCASE

BAKHSHI GROUP - INDUSTRIAL WAREHOUSE COMPLEX



Scope of Work

Full structural engineering and civil construction of a G+3 multi-story warehouse facility over a 400 sq yard plot. Scope included deep raft foundation engineering, high-load RCC column and slab casting for upper storage levels, masonry block-walls, heavy external plastering, and industrial epoxy floor coatings.



Project Details



Client Name
Bakhshi



Project Location
SITE Gulbai,
Karachi



Facility Specifications
400 Sq Yards /
G+3 Building
Elevation



Facility Type
Multi-Story
Industrial
Warehouse

PROJECT SHOWCASE

BAKHSHI GROUP WAREHOUSE FACILITY



Scope of Work

Civil works, structural floor slab execution, moisture-proof wall plastering, roof deck waterproofing, and access gate integration engineered for high-frequency loading and unloading operations.



Project Details



Client Name
Bakhshi



Project Location
SITE Gulbai,
Karachi



Facility Specifications
400 Sq Yards



Facility Type
Industrial Storage
and Distribution
Warehouse

PROJECT SHOWCASE

HAJI IQBAL - RESIDENTIAL BUILDING (SITE 01)



Scope of Work

Complete civil structural contract for a G+4 residential building. Scope included excavation, reinforced concrete framing, column and slab casting, internal room partitioning masonry, external plastering, plumbing and electrical conduit installation, and floor finishing across all upper residential tiers.



Project Details



Client Name
Haji Iqbal



Project Location
Naval Colony,
Karachi



Facility Specifications
G+4 Building
Elevation



Facility Type
Multi-Family
Residential Tower



PROJECT SHOWCASE

HAJI IQBAL - RESIDENTIAL BUILDING (SITE 02)



Scope of Work

Turnkey civil execution for a second G+4 residential elevation in Naval Colony. Scope involved structural engineering calculations, seismic-resistant RCC frame casting, damp-proofing, staircase floor finishing, and exterior architectural paint preparation.



Project Details



Client Name
Haji Iqbal



Project Location
Naval Colony,
Karachi



Facility Specifications
G+4 Building
Elevation



Facility Type
Multi-Family
Residential Tower



MUHAMMAD ASHRAF WAREHOUSE



Scope of Work

Full civil construction and structural execution for a multi-story commercial plaza. Scope included raft foundation execution, reinforced concrete column and slab casting for ground plus three floors, external masonry block-work, high-durability plastering, roof waterproofing, and floor finishes across all commercial units.



Project Details



Client Name
Muhammad
Ashraf Brothers



Project Location
Gulbahar, Karachi



Facility Specifications
G+3 Building
Elevation



Facility Type
Commercial Office
and Retail Plaza



PROJECT SHOWCASE

UZAIR SAHAB COMMERCIAL DEVELOPMENT



Scope of Work

Complete civil construction and project management services. Scope encompassed site excavation, structural RCC frame casting, high-grade internal and external block masonry, smooth cement plastering, subterranean damp-proofing, and full staircase and landing floor finishes.



Project Details



Client Name
Uzair Sahab



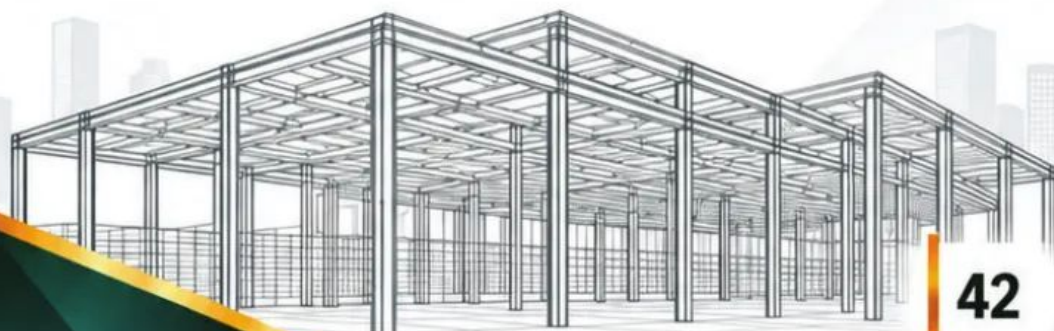
Project Location
Gulbai, Karachi



Facility Specifications
G+3 BUILDING
ELEVATION



Facility Type
Commercial
Development and
Office Space



PROJECT SHOWCASE

HAJI AMIR KHAN

- INFRASTRUCTURE AND BOUNDARY WALL



Scope of Work

Large-scale civil infrastructure execution featuring 8000 running feet of reinforced boundary wall construction. Scope included deep trench excavation, continuous concrete footings, tie-beam casting, masonry wall construction, plastering, and weather-resistant protective coatings engineered for coastal conditions.



Project Details



Client Name
Haji Amir Khan



Project Location
Hawksbay,
Karachi



Facility Specifications
8000 Running Feet
Perimeter Length



Facility Type
Infrastructure and
Large-Scale
Perimeter Security



KHALID SB JAMIA MASJID



Scope of Work

Turnkey civil construction contract for a G+3 mixed-use plaza. Scope of work covered foundation engineering, structural column and slab placement, layout partitioning, exterior plastering, utility conduit integration, and full floor tile finishing across all multi-tier commercial spaces.



Project Details



Client Name
Khalid Sb



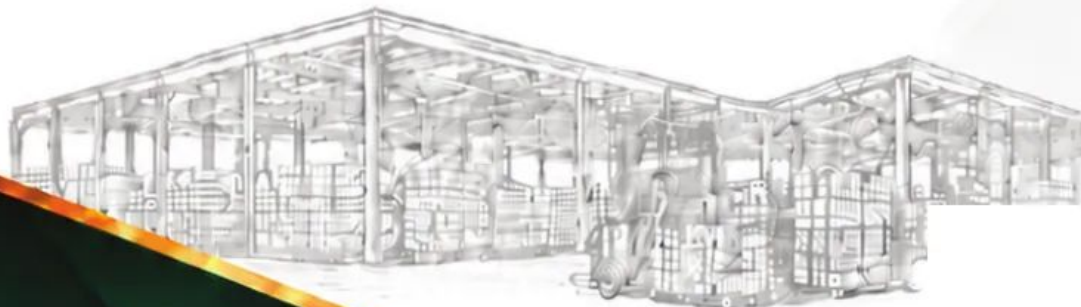
Project Location
Younasabad,
Karachi



Facility Specifications
G+3 Building
Elevation



Facility Type
Masjid



PROJECT SHOWCASE

JAMIA MASJID - SITE NAVAL



Scope of Work

Complete structural execution of a 500-capacity community mosque. Scope involved structural foundation works, wide-span central prayer hall slab casting, acoustics-oriented masonry, exterior plastering, washroom and ablution facility plumbing, and high-durability floor tile installations.



Project Details



Client Name
Khalid Sb /
Community Trust



Project Location
SITE Naval
PNAD Maripur,
Karachi



Facility Specifications
500-Men
Capacity



Facility Type
Religious Infrastructure
and Community
Center

PROJECT SHOWCASE

RAJA KAMRAN RESIDENTIAL BUILDING



Scope of Work

Structural execution and project management for a G+3 D-type residential building. Scope included excavation, seismic-resistant RCC frame casting, masonry block-walls, internal and external plastering, roof waterproofing, and complete common area floor finishing.



Project Details



Client Name
Raja Kamran



Project Location
SITE Karsaz,
Karachi



Facility Specifications
D-Type Residential Unit
G+3 Building Elevation



Facility Type
Multi-Family
Residential Building



PROJECT SHOWCASE

NIAMAT ULLAH - RESIDENTIAL BUILDING



Scope of Work

Turnkey civil execution for a multi-story D-type residential building. Scope of work involved structural engineering, column and slab casting, moisture-proof plastering, staircase terrazzo or tile work, and full subterranean damp-proofing.



Project Details



Client Name
Niamat Ullah



Project Location
SITE Karsaz,
Karachi



Facility Specifications
D-Type Residential
Unit / G+3 Building
Elevation



Facility Type
Multi-Family
Residential Building



PROJECT SHOWCASE

HAJI IMRAN - RESIDENTIAL BUILDING



Scope of Work

Complete civil construction contract for a G+3 residential building. Works encompassed deep foundation casting, multi-tier reinforced concrete framing, internal masonry partitioning, external plastering, roof deck insulation, and final floor finishes.



Project Details



Client Name
Haji Imran



Project Location
**SITE Naval,
Karachi**



Facility Specifications
**G+3 Building
Elevation**



Facility Type
**Multi-Family
Residential Building**



STATUTORY COMPLIANCE, LICENSING AND CERTIFICATES



Regulatory Registrations

Zayan Khan Associates maintains all mandatory corporate, statutory, and engineering licenses required to execute civil construction projects across Pakistan.



Engineering Council Licensing

Licensing Body	Pakistan Engineering Council
Firm Registration Status	Active and Valid
Authorized Category	Civil Engineering Works Contractor



Taxation and Corporate Registrations

Federal Board of Revenue	Registered National Tax Number
Sindh Revenue Board	Registered Sales Tax / Services License
Securities and Exchange Commission of Pakistan	Corporate Filing Compliant



Banking and Financial Standing

Primary Banker	Scheduled Bank Partnership
Financial Capability	Sound liquidity and credit facilities to mobilize medium-to-large civil contracts.



COMPANY REGISTRATION CERTIFICATES



Certificate Showcase

Zayan Khan Associates is a duly registered business with the Federal Board of Revenue (FBR), holding all required tax registrations and compliance documents. Our official certificates reflect our commitment to transparency, legal compliance, and trusted business practices.

FBR PAKISTAN Government of Pakistan
Federal Board of Revenue
Inland Revenue Services

TAXPAYER REGISTRATION CERTIFICATE
(Under Section 181C of the Income Tax Ordinance 2001)

Registration No. 1550526562447
Date of Registration 05-Apr-2025
Type of Person Individual
Name SAMAR ULLAH
Address Shah I Dara, Koz Pao, Tehsil Poran, District Shangla, Shangla, Puran.
Tax Office RTO PESHAWAR
Activity Type Business

This is a computer generated certificate and, hence, no signatures are required.
Displaying of Taxpayer Registration Certificate is mandatory in business establishments. 181C the Income Tax Ordinance 2001

This is not a valid evidence of being a "filer" for the purposes of clauses (23A) and (35C) of sections 2 and 181A of the Income Tax Ordinance 2001.

IRIS 051 111 772 772 Date of Print: 14-Sep-2025

FBR PAKISTAN Government of Pakistan
Federal Board of Revenue
Revenue Division - Government of Pakistan

Verification

Registration No 1550526562447
Reference No 6452143-1
Registered for Sales Tax No
Name SAMAR ULLAH
Category Pakistani Male
PP/REG/INC No. 1550526562447
Email i837***3@gmail.com
Cell 03023**495**87
Address Shah I Dara, Koz Pao, Tehsil Poran, District Shangla, Shangla, Puran.
Registered On 05-APR-2025
Tax Office RTO PESHAWAR
Registration Status Income Tax: Active

Sr.	Business/ Branch Name	Business/ Branch Address	Principal Activity
1	ZAYAN KHAN ENTERPRISES	Shop No.02, Commercial 14, Javed Bafna, Maripur, Karachi West Kemari Town	890111-Other service activities/SERVICES/ SERVICES
2	ZAYAN KHAN ASSOCIATE	Commercial 14, Shop No 02 Javed Bafna, Maripur, Karachi West Kemari Town	890111-Other service activities/SERVICES/ SERVICES



Registration Highlights



Registration Date
05-Apr-2025



Tax Office
RTO Peshawar



Registration Status
Income Tax: Active



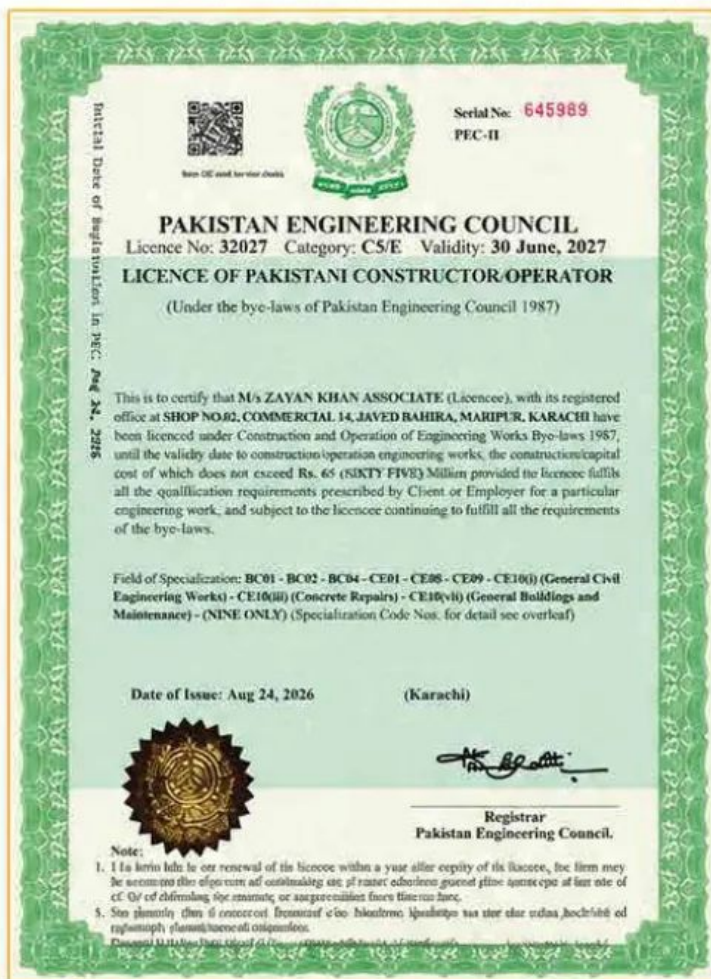
Business Records
FBR / IRIS Verified

COMPANY REGISTRATION CERTIFICATES



Certificate Showcase

Zayan Khan Associates is a duly registered business with the relevant regulatory authorities, holding all required registrations and licenses. Our official certificates reflect our commitment to transparency, legal compliance, and trusted business practices.



PEC License
Pakistan Engineering Council

M/S ZAYAN KHAN ASSOCIATE (C320827)

Owner/Lead Partner/CEO		Type of Ownership
Engr. Samar Ullah		Individual
Employed Engineers		
Sr. No.	Registration No	Engineer's Name
1	CIVIL071167	Engr. Samar Ullah

Registration Categories and Specialization of Pakistani Constructors/Operators

CODE	SPECIALIZATION	CODE	SPECIALIZATION
CE01	Road and Pavements	ME03	Lifts and Escalators
	Drainage & Retaining Structure		Compressor Generators
	Signcraft Installation		
CE02	Bridge Structures	ME04	Building Automation System
	Piling		
CE03	Marine Structures	ME05	Workshop, Mill, Quarry System
	Dredging		
	Underwater Works		
CE04	Dams/Water Retaining Structures	ME06	Specialized Fabrication and Treatment
	Irrigation & Flood Control Systems		Medical Equipment
			Kitchen and Laundry Equipment
			Heat Recovery System
			Pollution Control System
			Miscellaneous Mechanical Equipment
			Chiller for Power Generation
			Specialized Plant
CE05	Offshore Works	EE01	Sound System
CE06	Tunneling and Underpinning	EE02	Security, Safety Surveillance System
CE07	Railway Tracks	EE03	Building Automation System and Energy
			Generation System
CE08	Oil and Gas Pipe Lines	EE04	Low Voltage Installation
CE09	Sewerage Works	EE05	High Voltage Installation
	Water Supply		
CE10	General Civil Engineering Works	EE06	Specialized Lighting System
	Concrete Repairs		
	Soil Investigation and Stabilization		
	Landscaping & Horticulture		
	Reclamation Works		
	General Buildings and Maintenance		
	Water Proofing		
BC01	Prefabricated Buildings, Steel Framed	EE07	Telecommunication Installation
	Buildings and Industrial Plants		
BC02	Restoration and Conservation	EE08	External Telecommunication Works
BC03	High Rise Buildings	EE09	IT & Software Engg.
ME01	Heating, Ventilation, Air Conditioning	EE10	Miscellaneous Specialized
ME02	Fire Prevention and Protection System		Any other Works

***Provide herein code (s) (CE11, BC04, ME07, EE11) as applicable and define work.**

*Provide herein code (s) (CE11, BC04, ME07, EE11) as applicable and define work.

PEC Registration Categories
Pakistan Engineering Council



Key Information



Issue Date
24-Aug-2026



Registered Office
Karachi, Pakistan



Regulatory Authority
Pakistan Engineering
Council (PEC)



License Category
C5/E
(Contractor / Operator)

CORPORATE DIRECTORY AND BACK COVER

ZAYAN KHAN ASSOCIATES

Delivering Beyond Expectation, Always.



Corporate Head Office

Commercial 14, Shop No 02,
Javed Bahria Maripur,
Karachi, Pakistan



Direct Line and WhatsApp

03408329085
03489450567



Official Email

zkconstruction222@gmail.com

BUILDING
TRUST.
DELIVERING
EXCELLENCE.