



Quality Excellence in Construction



## Overview

As a national construction company, J & K Builders (JKB) has become an important commercial contractor and manager of construction services throughout the country by fulfilling the needs of owners and architects on a selected projects basis. Our organization is committed to completing each contract on schedule and within budget while maintaining an unsurpassed level of quality and customer service. We can provide a comprehensive analysis of high, low and medium costs and performance potentials for all components and building systems being considered for a new project.

J & K Builders have been increasingly approached by our clients to provide project specific Construction Management and General Contracting Services.

These contracts have been the outcome of formal and informal selection processes. The result: projects completed by a team dedicated to owner satisfaction, quality and aggressive post-construction services.

Committed to  
**Creating Partnerships**



## Our History

J & K Builders started as partnership concern in 1999. In a very short span of time due to the philosophy and sheer hard work, the company managed to attract large number of clients. In its first year in the field, J & K Builders won contracts which in this part of the world are the domain of companies that are in the field for not less than 20 to 25 years.

In 2004 the company management decided to change the status of the company and to enter into corporate world by incorporating the company as a private limited firm. All procedures in this regard were completed in September 2004 and company completed a phase and J & K Builders became J & K Builders (Pvt) Limited.



Growing Strength to Strength

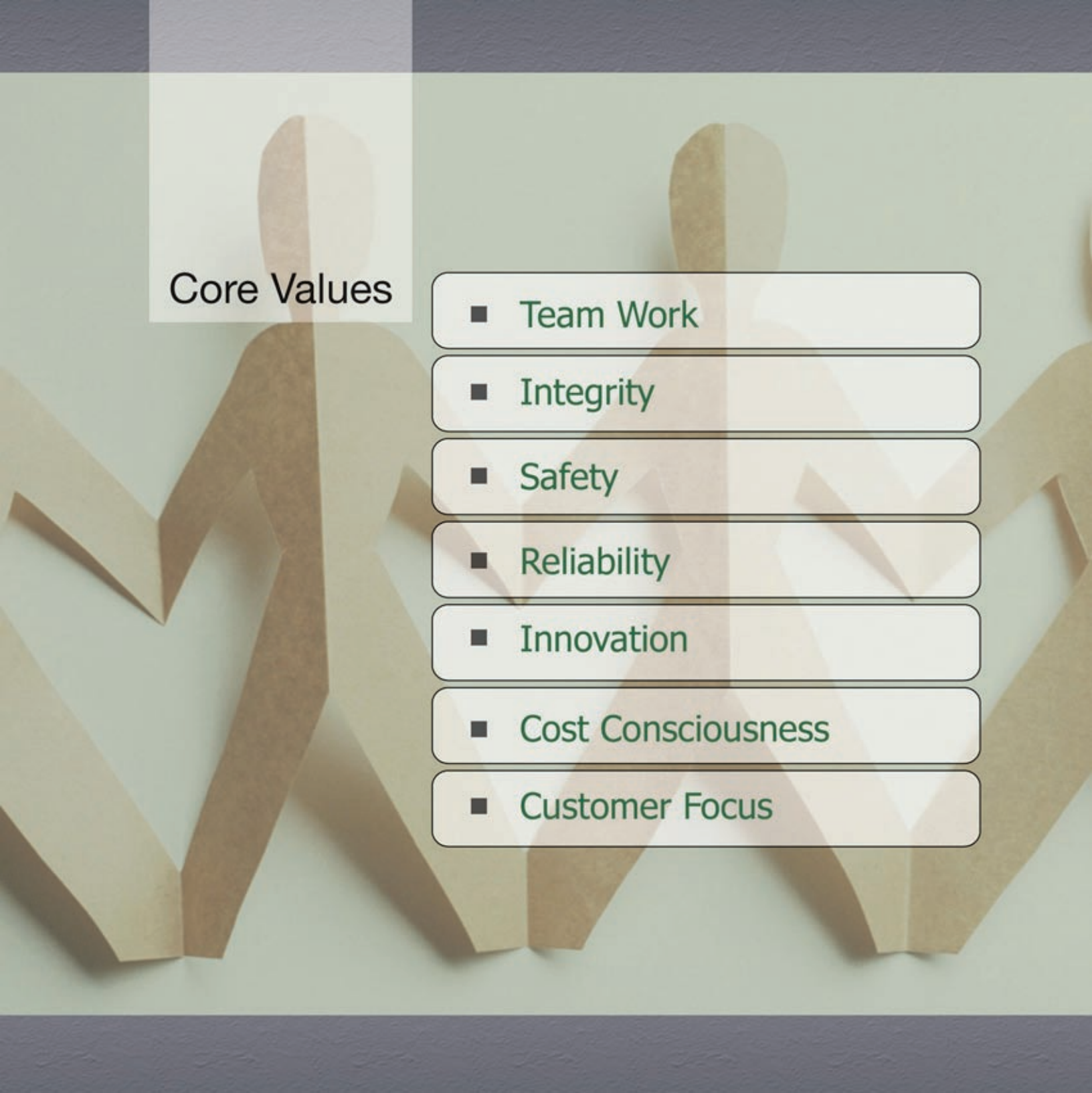
Building Unsurpassed Reputation  
for Quality





## Our Mission

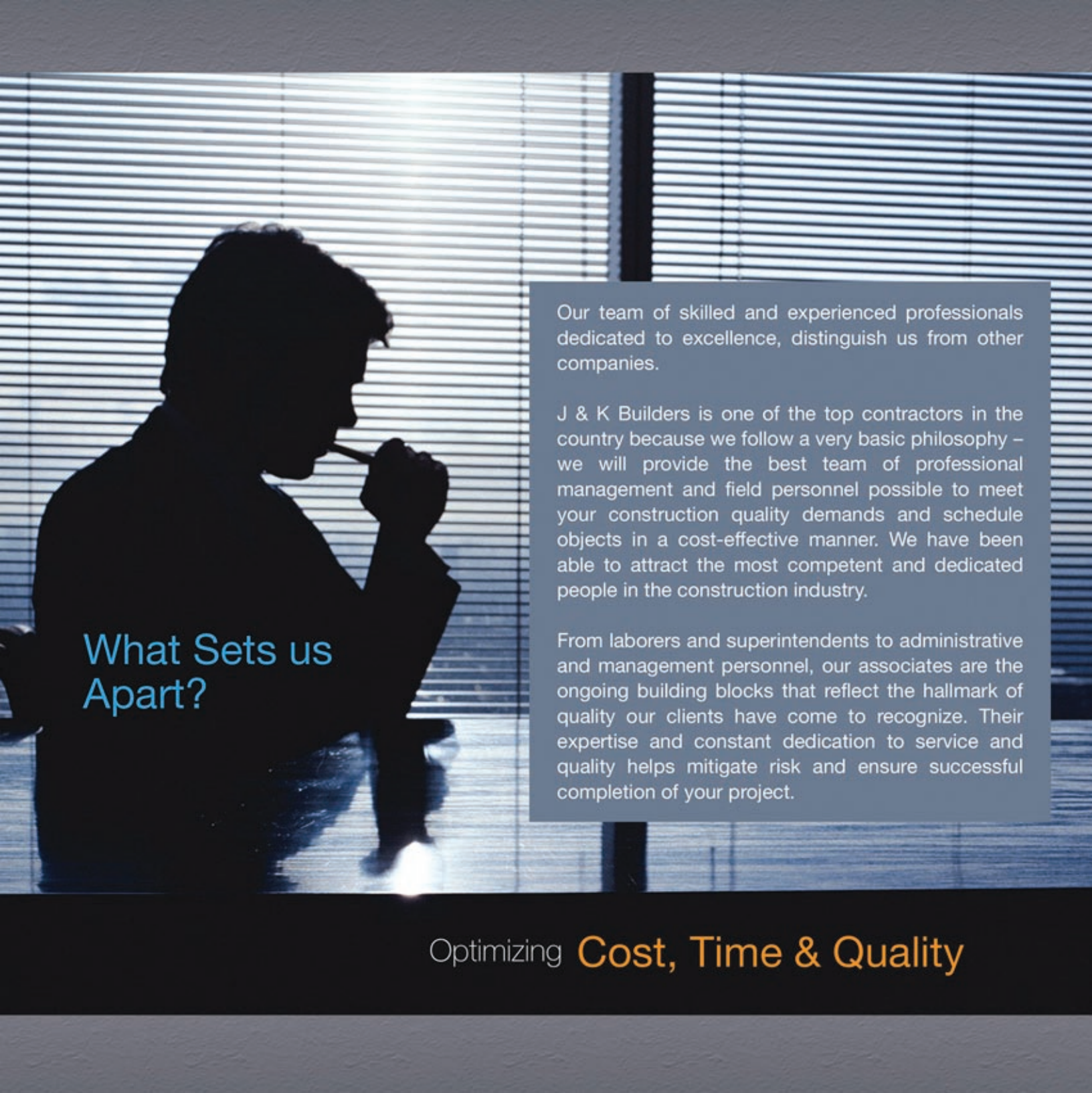
To build **long-term partnerships** with our customers and offer them a full range of diversified construction services, while offering a **safe and progressive work environment** for our employees.

The background of the slide features several stylized human figures made from brown paper, cut out and arranged in a circle with their arms raised and hands touching. The figures are positioned behind a semi-transparent white box containing the text.

## Core Values

- Team Work
- Integrity
- Safety
- Reliability
- Innovation
- Cost Consciousness
- Customer Focus



A silhouette of a person in profile, looking thoughtful with their hand to their chin, set against a background of horizontal window blinds. The scene is lit from behind, creating a strong backlight effect.

## What Sets us Apart?

Our team of skilled and experienced professionals dedicated to excellence, distinguish us from other companies.

J & K Builders is one of the top contractors in the country because we follow a very basic philosophy – we will provide the best team of professional management and field personnel possible to meet your construction quality demands and schedule objects in a cost-effective manner. We have been able to attract the most competent and dedicated people in the construction industry.

From laborers and superintendents to administrative and management personnel, our associates are the ongoing building blocks that reflect the hallmark of quality our clients have come to recognize. Their expertise and constant dedication to service and quality helps mitigate risk and ensure successful completion of your project.


Optimizing **Cost, Time & Quality**

## Your Satisfaction Guaranteed

As an owner, you will receive full benefit from our experience. As a professional General Contractor we ensure that all phases of your project are run smoothly and accurately. J & K Builders is committed to a team approach for project management and places high value on partnership. With an outstanding history of nationwide subcontractor/supplier relationship, our strong presence in the local construction market and our established reputation with local subcontractors, you will be assured of the best value for your investments.







J & K Builders is a fully integrated construction company equipped to bring innovation and efficiency to projects of any size and complexity.

The expertise and experience of J & K Builders span the construction industry spectrum - from pre-construction services to complete turnkey construction projects. We specialize in commercial and industrial construction as well as infrastructure projects, housing and land development.

## Operational Areas

JKB team provides any or all of the following services:

- ▶ Pre-Construction Planning
- ▶ Budgeting & Cost Control
- ▶ Design Coordination & Review
- ▶ Value Engineering and Cost Analysis
- ▶ Quality Assurance
- ▶ Construction Planning, Scheduling and Contractor Coordination
- ▶ Estimating, Purchasing and Expediting
- ▶ Municipal Approvals
- ▶ Contract Administration

Providing Excellence in  
Construction Management, General Contracting and

**Design Build Services**



# Major Projects

## Lahore Cantonment Park View Cooperative Housing Society

The first major project of J & K Builders started in December 2000. This Cooperative Housing Society is spread over a vast area of 7500 kanals (940 acres). Because of its location, Lahore Cantonment Park View Cooperative Housing Society has the potential to become a landmark in the city of Lahore.



The need was to tackle the development in such a manner that it should become a reference point for the private housing societies. Lahore Cantonment Park View Cooperative Housing Society's dynamic management put their best in developing a town plan, which is modern and as per the requirements of 21st century, complements the surroundings and adds to the beauty of the area. To fulfill this futuristic and modern concept, the management of Lahore Cantonment Park View Cooperative Housing Society assigned this project worth 800 million rupees to J & K Builders.



It was a challenging task for us as we were relatively new in this field. All the energies and resources were utilized to the maximum to prove that we are equal to the task and to fulfill the expectations invested in us. With dedication and commitment, we were able to complete the project within the stipulated time period and as per the management's criteria. The construction quality and design is unsurpassed in Lahore and it is to our credit that we were able to achieve this quality at an early phase in our own development as a company.





## Army Housing Directorate - Askari IX Phase II & III

The second project which started in tandem with Lahore Cantonment Park View Cooperative Housing Society was Askari IX Phase II & III. It was challenging, since Army Housing Directorate was under tremendous pressure to hand over stipulated number of housing units to retiring army officers and we had to complete this project in a very tight time schedule.

J & K Builders completed the project to the full satisfaction of the client much before the deadline, the proof of which is that we are developing complete infrastructure of Army Housing Directorate's new project Army Officers Housing Complex, Lahore.



## Formanites Housing Scheme, Lahore Cantonment

A housing scheme conceived by old boys of FC College of Lahore, it is spread over 2500 kanals (320 acres). From its inception and master planning J & K Builders played a major role in ensuring that a housing project associated with such a prime educational institution should be of the same standard. The first phase of the project is about to be completed.





## Army Housing Directorate Army Officers Housing Complex

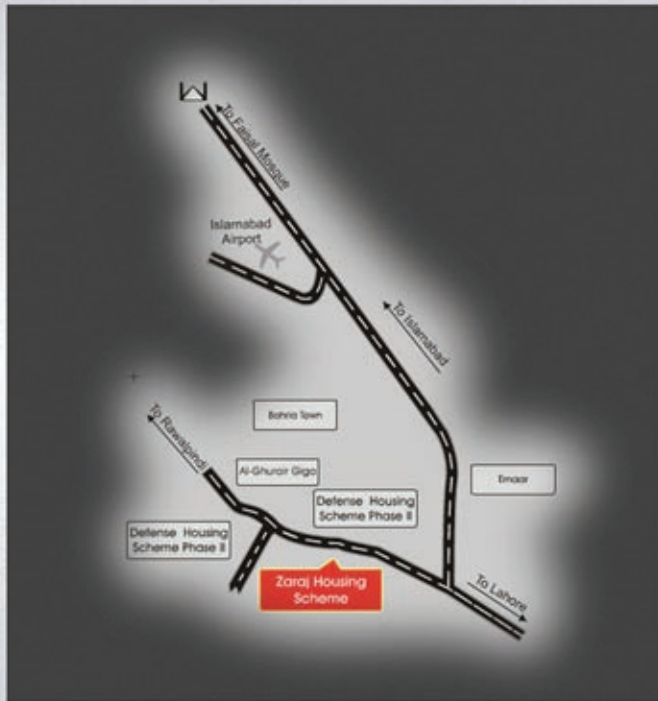
Army Housing Directorate's project Army Officers Housing Complex, Lahore, near Allama Iqbal Airport, will have 2700 housing units and is spread over an area of about 250 acres. It is a fast track project. It is a unique project of its type where activities are moving parallel to each other. It requires a high level of project management and coordination with all participating players.



A testimony of the quality and speed of the project is evident from the fact that the Adjutant General and Director General of Army Housing Directorate have been highly appreciative of the efforts of J & K Builders.

## Zaraj Housing Scheme, Islamabad

A private housing scheme opposite Defence Housing Authority, Islamabad, Phase II. A housing scheme with 1500 kanals (185 acres). The work on the project has just started.



## Zaraj

It is a commercial building, with two basements and 5 floors over an area of 9.7 kanals. Total covered area of the project is 2,91,000 square feet. The building is under construction and is located in Chaklala Scheme 3, Rawalpindi.





## **Crystal Tower, Liberty Market, Lahore**

A project in the heart of Lahore, Liberty Market. A tower built over one kanal with two basements and nine floors, covered area of 51200 square feet. It is built in the most congested shopping area of Lahore, busy till midnight. With all the congestion and limited time of construction available, the project was completed in record time.



## **Bara Tower, Lahore**

Bara Tower is one of the unique shopping centers of Lahore. On the first day of its opening, it had 100% occupancy and all the shops were operational. A building covering an area of six kanals with two basements, one semi-basement, one mezzanine floor and five floors, it has a covered area of 222,000 square feet, with all the modern day facilities.



## Construction Works at Kallar Kahar

J & K Builders (Pvt) Ltd has been assigned a challenging task for the construction of miscellaneous buildings at Istaqlal Camp at Kallar Kahar by Civil Works Organization (CWO).



## Lahore Ring Road

**Construction of Lahore Ring Road by Government of the Punjab Communication and Works Department**

C & W Department has planned a mega project for the development of Lahore, by constructing Lahore Ring Road, which has been divided into various packages. J & K Builders (Pvt) Ltd has been awarded two packages.

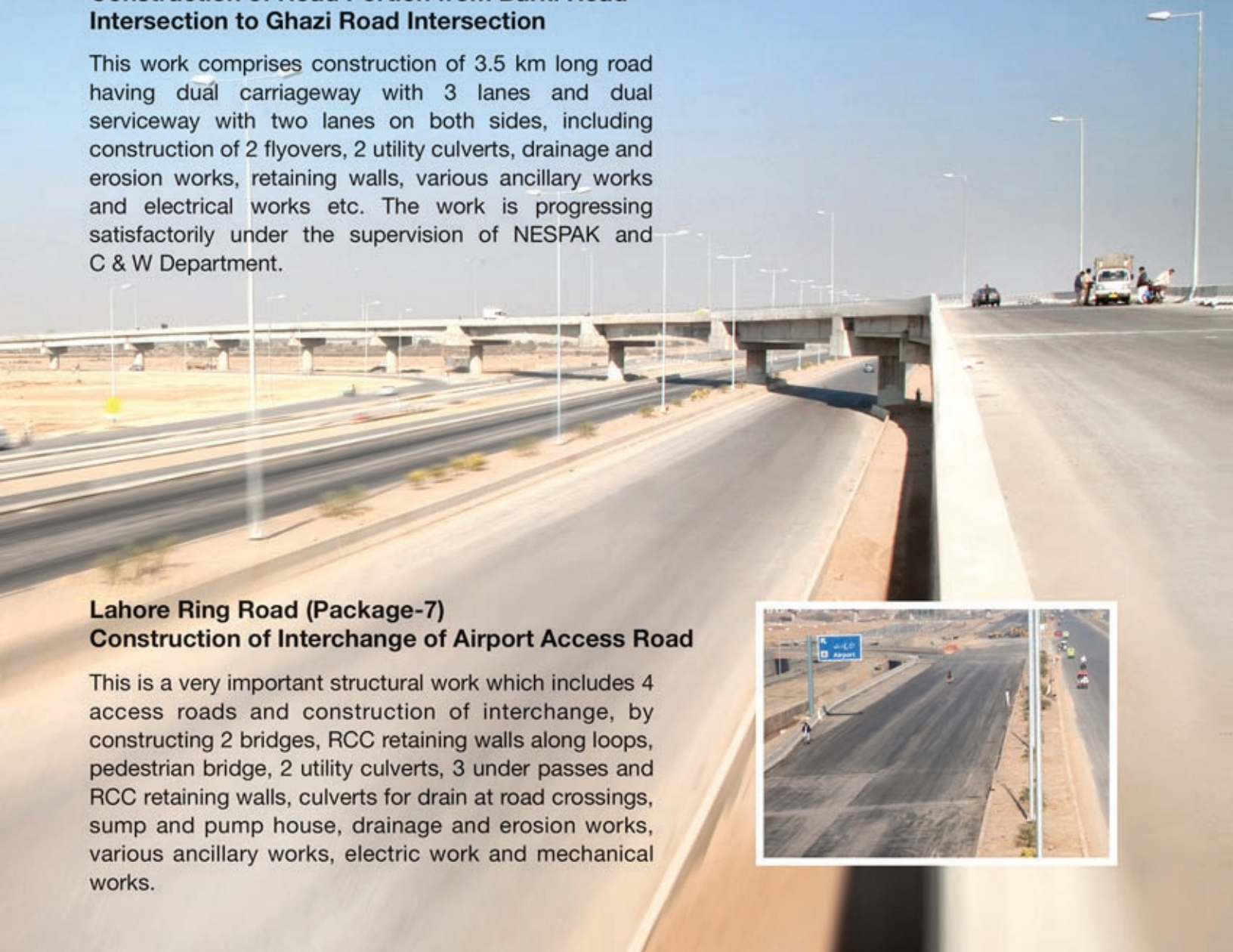


## **Lahore Ring Road (Package-6) Construction of Road Portion from Barki Road Intersection to Ghazi Road Intersection**

This work comprises construction of 3.5 km long road having dual carriageway with 3 lanes and dual serviceway with two lanes on both sides, including construction of 2 flyovers, 2 utility culverts, drainage and erosion works, retaining walls, various ancillary works and electrical works etc. The work is progressing satisfactorily under the supervision of NESPAK and C & W Department.

## **Lahore Ring Road (Package-7) Construction of Interchange of Airport Access Road**

This is a very important structural work which includes 4 access roads and construction of interchange, by constructing 2 bridges, RCC retaining walls along loops, pedestrian bridge, 2 utility culverts, 3 under passes and RCC retaining walls, culverts for drain at road crossings, sump and pump house, drainage and erosion works, various ancillary works, electric work and mechanical works.



## Jinnah Gardens

### Federal Employees Cooperative Housing Society Ltd, Islamabad

Federal Employees Cooperative Housing Society Ltd. has also entrusted the responsibility for complete development of their next project Jinnah Gardens Phase I Housing Society to this organization, comprising of road network, sewerage collection / disposal station, water supply system, underground electrification and Sui gas network.



## Bankers Avenue Cooperative Housing Society

Bankers Avenue Cooperative Housing Society, a welfare project for the employees of Bank of Punjab, has selected J & K Builders for development of Bankers Avenue Cooperative Housing Society on turnkey.

J & K Builders (Pvt.) Ltd. has formed joint venture with Mansoor Mazhar Associates for this purpose. Mansoor Mazhar Associates are well known name in the field of town planning and infrastructure designing.





## LDA Avenue-I Lahore

Keeping in view the quality and standards, track record and completion of projects well within time frame by this company, Frontier Works Organization (FWO) has allocated the task of laying sewerage system in LDA Avenue-1 Housing Scheme, Lahore, to J & K Builders. It is a matter of great pride for us to execute a work to the tune of Rs. 250 million in the public sector under an army organization where quality work is the only criteria for assignment of works.



## Infrastructure Works for Bahria Oriental Gardens, Rawalpindi

On mobilization of engineering resources to the work site of Federal Employees Cooperative Housing Society, Islamabad, M/s TAK Management, an Indonesian firm, also approved J & K Builders to undertake execution of infrastructure works for Bahria Oriental Gardens, Rawalpindi. This project will encompass a wide range of responsibilities covering the following scope of work:

- ◆ **Earth work cut/fill and soil stabilization**
- ◆ **Road works, water distribution and storage**
- ◆ **Sewerage plant and line**
- ◆ **Substation and external electrical works**
- ◆ **Telecommunication**
- ◆ **Retaining walls and drainage**







## Our Products

J & K Builders (Pvt) Ltd. has a state-of-the-art prefabrication and sewer pipe manufacturing facility. This facility is spread over five acres.

To ensure quality, we have a fully equipped material-testing laboratory. All the products are tested at every step.

This ensures that our client needs and individual specifications are understood and appropriate materials are produced from our own in-house facility, which leads to satisfied and happy customers.

- **Roofs**
- **Walls**
- **Sewer Pipes**
- **Tuff Pavers**
- **Kerbs**
- **Clad Stones**





Building Value  
for over a  
Decade







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### **Corporate Office**

2nd Floor, 165-Y Block,  
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