



*“Building Your Vision, Creating Reality”*



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## Welcome

**Technocrates Construction Limited (TCL)** is a privately owned UK-based construction company delivering comprehensive, turnkey solutions across UK construction market. From concept to completion, we specialise in Substructures, Civil and Utilities Works, Highways Infrastructures, Multi-Storey RCC & Steel Frame Structures, New-build residential and commercial deswellings, and Asset management.

With an adaptable, client-focused approach, we tailor our services to meet the unique needs of each project supported by robust project management and a commitment to quality and safety.

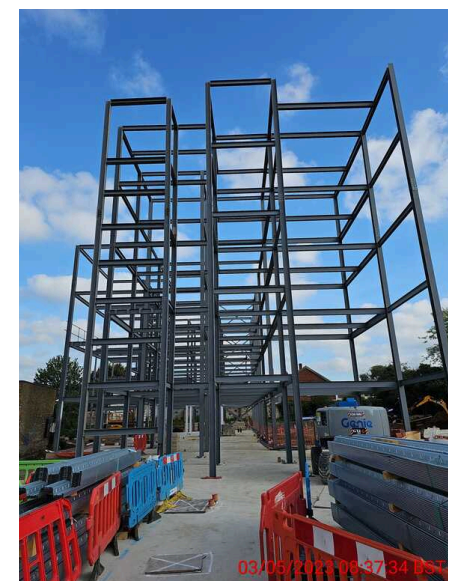
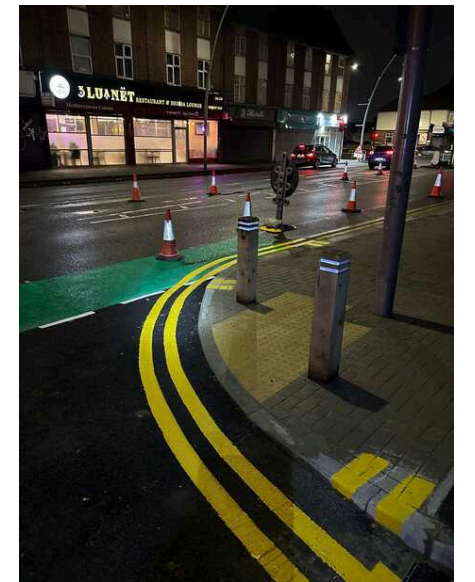
Through our strategic partnership with **OPUS** (Middle east), we extend our expertise through project management into specialist infrastructure sectors, including rail, aviation, energy, smart cities, healthcare, and land development. This collaboration allows us to combine local construction Knowledge with global consulting and engineering excellence

At Technocrates, we work in collaboration with the design teams, local authorities, supply chain partners and clients to deliver high-quality products — on time, within budget, and to the highest standards.

Our aim is

“

*To be the leading operator renowned for quality, honesty, customer service, respect for people whilst providing best value.”*



# Who We Are

Established in 2011, Technocrates Construction Limited has an enviable reputation for constructing a broad range of high-quality projects - We are **Design & Build Construction Company** offering wide range of Civils, Highways & Building Construction related services to exceptional standards meeting employer's requirements



We are a team of experienced and professional Civil Engineers

Creating what matters for future generations

## Core Strengths of Technocrates Construction Ltd.



100%

We can provide a total solution for various construction projects, from initially buying the land, to final sale of the project, all under one umbrella.



+90%

More than 60% of staff have a degree in Civil Engineering and have qualifications related to building construction.



99+%

99% of our staff holds CSCS qualifications and are registered with the Construction Industry Scheme (CIS).

### OUR AIM

"TO BE THE LEADING CONSTRUCTION OPERATOR RENOWNED FOR QUALITY, HONESTY, CUSTOMER SERVICE AND RESPECT FOR PEOPLE WHILE PROVIDING BEST VALUE"

### OUR OBJECTIVES

- HEALTH & SAFETY
- QUALITY
- HONESTY
- CUSTOMER FOCUS
- COST EFFECTIVE

### OUR VALUES

#### COMMITMENT

We are dedicated to delivering high-quality work with integrity, consistency, and a focus on exceeding client expectations—project after project.

#### COMMUNICATION

Clear, transparent, and timely communication is at the heart of everything we do, ensuring alignment with clients, stakeholders, and teams at every stage.

#### CARE

We take pride in a people-first approach—caring for our clients, our workforce, and the communities we work in, while upholding the highest standards in safety and environmental responsibility.

### COURAGE

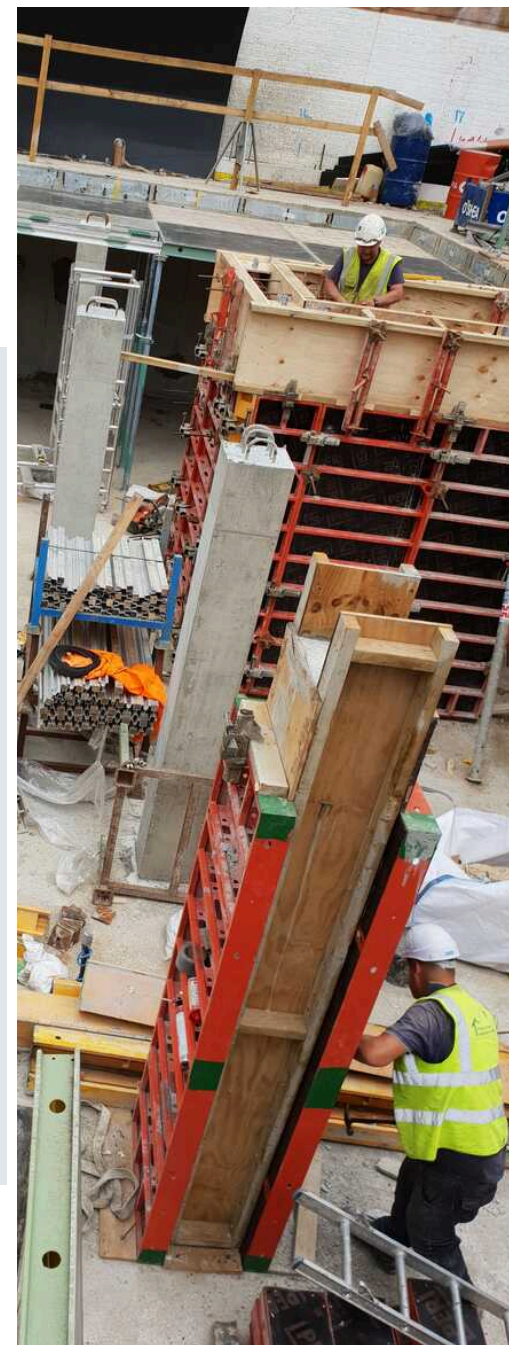
We approach every challenge with confidence and a forward-thinking mindset, embracing innovation and bold decisions to deliver complex projects with success..

*As a growing company, we believe it is essential to not only look to the future, but also occasionally look into our past. We should not expect excellence in the future unless we measure the success of our past, listen to our clients and take the necessary and appropriate actions to meet their needs.*



Over the past years the following 3 themes have been the key to our success:

- We put a primary focus on **QUALITY** workmanship, **TIMELY** completion and **SAFETY**.
- We gain the support and trust of our dedicated and loyal staff.
- We work closely with our clients to achieve their objectives.



## CORPORATE SOCIAL RESPONSIBILITY

“We recognize that the profitable growth of our company depends on contributing to the economic, environmental, and social sustainability of the communities in which we work.”

“Corporate social responsibility is not just about managing, reducing and avoiding risk, it is about creating opportunities, generating improved performance, making money and leaving risk far behind.”

People are the heart of every business, no matter the sector. When you are fair to employees, customers and the communities you work in, they believe in you. We believe that we should invest in improving human lives now and in the future.

## SUSTAINABLE CONSTRUCTION APPROACH

We believe we should leave the world better than we found it and strive to minimize our impact on the planet by adopting evidence-based sustainable practices.

We believe that by doing good business, you can make the world a better place.

# Management Team

*Rapidly growing company with a highly skilled team. TCL is committed to providing a safe, open-minded and inspirational environment in which our people can fulfil their potential.*

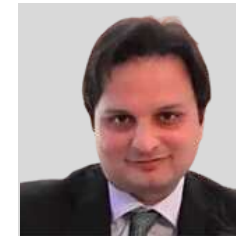
## MEET THE MANAGEMENT TEAM

Our Management System has been designed to highlight key elements which are critical to our continuing business success. It strives to integrate the company's expectations for the management of Health, Safety, Environment, Commitment to Customers and Quality. It has been structured in such a way that individuals receive clear and concise information relevant to their role within the company, whilst maintaining flexibility for individual initiative and flair. The system is dynamic, allowing all employees to contribute constructive criticism and ideas for improvement.



### HOW WE LOOK AFTER OUR TEAM

- » Ensuring they are motivated, engaged and appropriately skilled;
- » Caring for every employee's health & safety;
- » Encouraging diversity and eliminating discrimination; Keeping staff engaged in CPD activities for their future development;
- » Mentoring our employees, promoting retention and increasing productivity;
- » Encouraging employees to get more meaning from their work, having freedom to learn and acquire new skills;
- » Providing them with a working environment where they can discuss their work-related issues with the management team.



**Nabeel Ashfaq**  
Founder & CEO  
(BSc. Civil Eng. MSc. IT in Construction)



**Raheel Ashfaq**  
Operations Director  
(BSc. Civil Eng. MSc. in Eng. Management)



**Muhammad Ilyas**  
QA/H&S Director  
(BSc. Civil Eng. MSc. Structures, PhD. Civil Eng.)



**Sufyan Rashid**  
Associate Finance Director  
(Chartered Accountant)



**Basil Nwalema**  
Technical Director  
(BSc. Civil Eng.)



**Faruk Ahammed**  
Project Director  
(BSc. Civil Eng., MBA Int Business)



**M. Kashif Khan**  
Project Director  
(BSc. Civil Eng., MSc. in Construction Management)



**Syed Shahzad Khurshid**  
HR Director  
(BSc. Civil Eng., MSc. in HR Management, Chartered MCIPD)

# How We Work

*We continually strive to improve our business and work hard to achieve best quality management standards. Our approach includes establishing clear goals and responsibilities, implementing our Active Learning model along with a rigorous regime of inspection and auditing and investment in training.*

## OUR APPROACH

The business success of the company is founded on a policy of continuous improvement in health and safety performance. With commitment, co-operation and an effective management system, we believe it is possible to conduct our operations in such a way as to prevent injury, ill health and damage to property. To support this, all employees are required to fulfil their legal duty to take reasonable care of themselves and other people who may be affected by their actions and to fully support the company in the management of health and safety as a whole

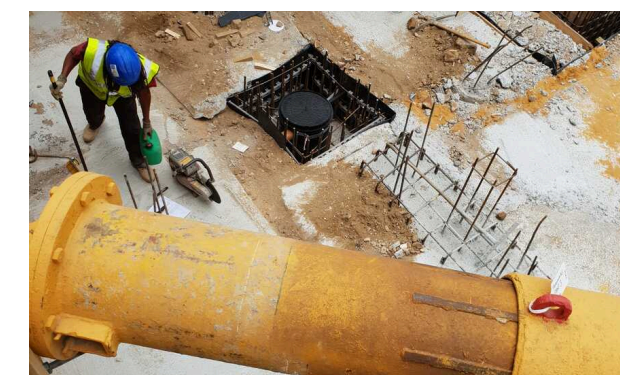
We continually strive to reduce and mitigate our environmental impact by:

- Encouraging a higher level of reuse and recycling;
- Reducing carbon emissions;

- Providing renewable energy for our sites;
- Reducing water consumption;
- Selecting materials and equipment have minimal environmental impact;
- Selecting our suppliers to abide by our environmental policies.

It is our company policy to do all that is reasonably practical to:

- Ensure all work is completed to the highest standards;
- To only supply goods from high-quality sources;
- To check all works, goods, and services for high standards before signing off to the client;
- To provide a comprehensive O&M all-inclusive of warranties and building certificates handed over to the client by the end of each project.



REGISTERED  
ORGANISATION

CONSIDERATE  
CONSTRUCTORS  
SCHEME

2025



## PROJECT MANAGEMENT

We use empirical project management techniques to accomplish our objectives and to ensure projects are completed on time. We use efficient methods of resource planning to keep project costs low.

## QUALITY CONTROL

We continually strive for improvements within our business and work hard to achieve the best quality management standards. Technocrates has developed various quality management tools to continuously monitor quality.

## HEALTH & SAFETY

Technocrates ensures that all employees take a pro-active role in improving Health & Safety performance and encourages suggestions for improvements. Our employees' duties are explained in the company's safety manual and at a new-starter Health & Safety induction talk, for new employee.

## ENVIRONMENTAL

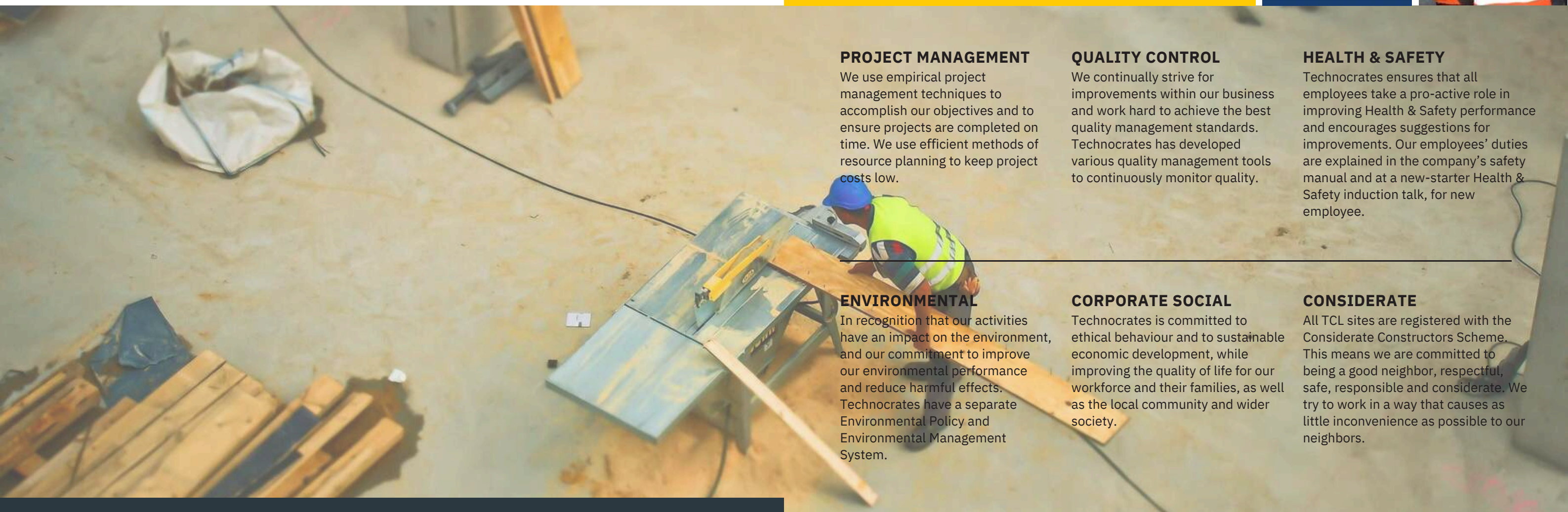
In recognition that our activities have an impact on the environment, and our commitment to improve our environmental performance and reduce harmful effects. Technocrates have a separate Environmental Policy and Environmental Management System.

## CORPORATE SOCIAL

Technocrates is committed to ethical behaviour and to sustainable economic development, while improving the quality of life for our workforce and their families, as well as the local community and wider society.

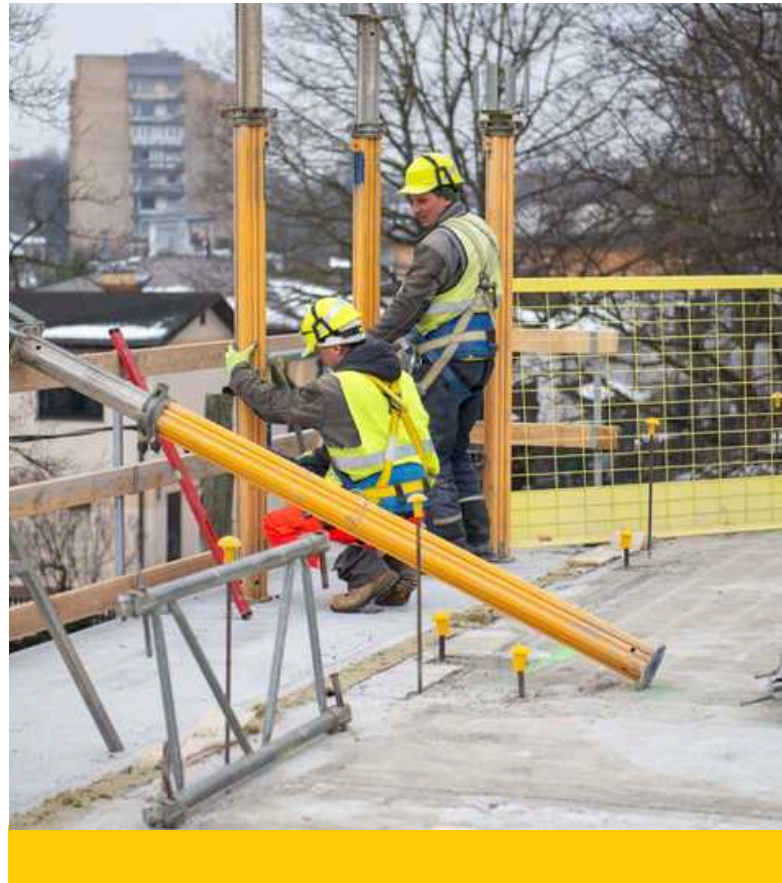
## CONSIDERATE

All TCL sites are registered with the Considerate Constructors Scheme. This means we are committed to being a good neighbor, respectful, safe, responsible and considerate. We try to work in a way that causes as little inconvenience as possible to our neighbors.



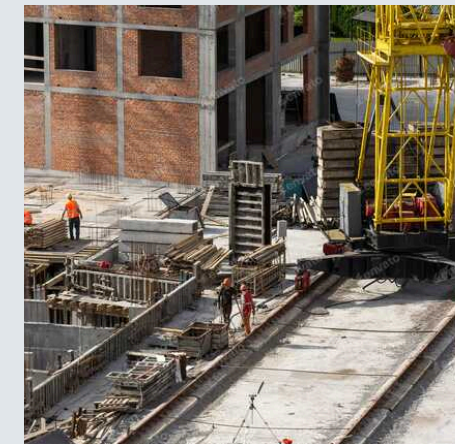
# What We Do

We provide a comprehensive range of construction services across the private & public sector developments. Our expertise spans complex Sub-structures, Highways infrastructure, Civil and Utilities works, reinforced concrete (RCC) and Steel frame Structures, New-build projects, as well as project and Asset management. We specialise in delivering technically challenging projects with precision and efficiency.



## CIVIL & UTILITIES WORKS

TCL offers civil and utilities services, including structural works, SuDS, attenuation systems, and utility installations for water, sewer, drainage, electricity, gas, and telecom.



## BUILDINGS

TCL delivers top-tier building construction projects that includes new builds, Major refurbishment projects, and PD Schemes all compliant with current building and fire regulations.



## LAND DEVELOPMENTS

We work in partnership (JV) with residential developers to provide turn key projects that includes project feasibility, planning, Design, build and marketing services.

## Our Services



## SUB STRUCTURES

TCL provides comprehensive substructure solutions, including piling, mass foundations, basements, and retaining systems. We also specialise in ground investigations, hydraulic propping, and archaeological conservation, ensuring precision, compliance, and smooth integration with superstructure works.



## HIGHWAYS INFRASTRUCUTRE

TCL delivers a full range of highways infrastructure services, from road construction and surfacing to earthworks, kerbing, and pavement markings. We specialise in Section 278 works, managing projects from design to completion with a focus on safety, durability, and seamless network integration.



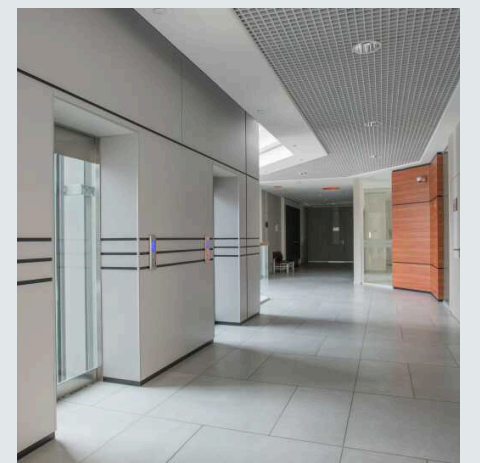
## GEOTECH. & ENVIRONMENT

TCL offers early-stage site investigations, geotechnical solutions, and environmental services including soil remediation, invasive species control, and BREEAM support to ensure sustainable designs from the start.



## PROJECT MANAGEMENT

In partnership with OPUS, TCL provides full-lifecycle project management for airport infrastructure—covering design, engineering, and delivery—with a focus on timely, on-budget results and proactive risk management.



## ASSET MANAGEMENT

We deliver economical asset management to extend the life, safety, and efficiency of infrastructure—optimising maintenance, reducing risk, and enabling sustainable, informed investment

## Project Deliverance

*We have successfully completed an impressive variety of construction projects.*

*Our dedicated and experienced team understand the need for quality and deliver projects reliably, on time and within budget.*

We are committed to delivering excellence through a robust Quality Assurance system that underpins every stage of our projects. From civil works and highway infrastructure to complex building construction, we adhere to stringent quality standards, industry regulations, and best practices. Our QA processes include regular inspections, detailed documentation, material testing, and continuous improvement to ensure safety, durability, and client satisfaction in every build.

- We use empirical project management techniques and have a robust back office team to ensure we provide top quality service.
- We run our projects with dedicated project managers, site supervisors, and skilled personnel all with CSCS qualifications.
- All projects are personally overseen by Civil Engineers, who have over 20 years' experience in the construction industry.
- We are happy to consult with clients and architects at early project stages, to utilize our experience dealing with Local Authorities if required.
- Our project delivery ensures compliance with Building Regulations (Parts A, M, L, and Q), the Fire Safety (England) Regulations 2022, and all relevant highways and utilities standards.



*The technical expertise of the company really does set a benchmark in the industry."*



## Projects Highlights



### Quality Control

- Standards & Specifications
- Compliance Monitoring
- Continuous Improvement
- Material Certification
- On-site Supervision
- Q/A Checklists
- Performance Testing
- O&Ms



# Sub Structures

*TCL provides comprehensive substructure solutions, substructure solutions, including piling, mass foundations, basements, and retaining systems.*

***Our expertise extends to groundworks in proximity to TFL, Network Rail, and other statutory service assets, ensuring full compliance with all relevant regulations and agreements.***

*We also offer a range of associated services such as archaeological conservation, including 'watch & brief' monitoring — all delivered with precision, regulatory compliance, and seamless integration into wider superstructure works.*



*Pilling & Mass Foundations,  
Basements & Retaining  
Structures, Geotechnical  
Investigations, Archaeological  
Watch & Brief ”*



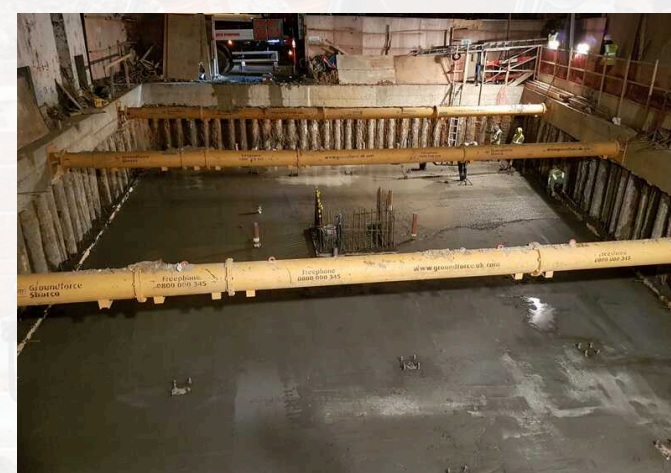
## Our Key Projects



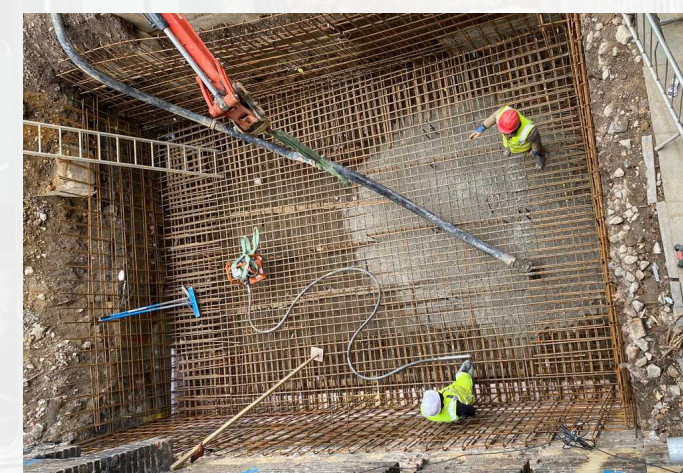
Mass Foundation- Bermondsey



Pilling-Richmond Project



Contiguous Pilling- SE16

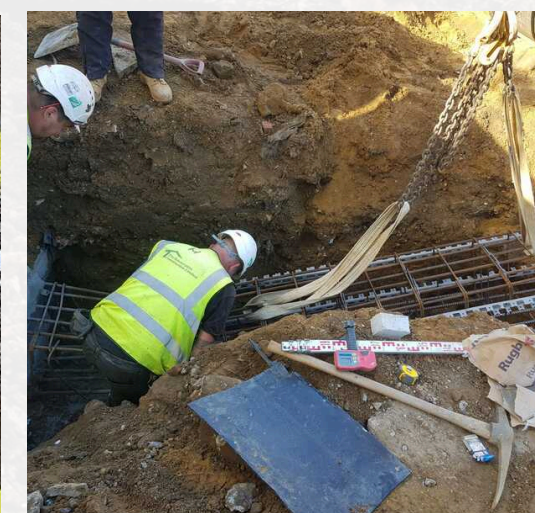


Substructures- Tower Bridge Rd.

Precision  
Ground Works,  
Lasting Results



Eltham Road Project



Sandy combe Rd. Project

# Highways Infrastructure

We offers a wide range of highways infrastructure services, including the construction and maintenance of roads, culverts, bridges, and related structures.

**We specialise in S-278 works,** managing it from design to delivery while ensuring seamless integration with existing road networks.

Our services also include road surfacing, street lighting, pavement markings, Kerbs, highway drainage, vehicle restraint system.

We prioritise safety, durability, and efficiency, contributing to the creation of sustainable and reliable transportation infrastructure.



Road Surfacing Works, S-278 Works, Street Lighting, Highways Kerbs, Drainage, Lane Marking, Vehicle Restraint Systems, Highway Maintenance Works”



## Our Key Projects



Road Surfacing - Chadwell



S-278 Works – High Road



S-278 Works- St James's Road



Vehicle Restraint System - RM6

Highways construction, maintenance, compliance support.



Road Surfacing - SE15

# Civils & Utilities

*TCL provides a full spectrum of civil, and associated utilities works services, including Structural works, Car park construction, **SuDS (Sustainable Drainage Systems)**, attenuation tank system, Civil & ducting works related to install utilities like water, sewer, drainage, electrical, gas and telecom services.*

*Our expertise ensures the delivery of reliable, sustainable solutions that enhance infrastructure performance while meeting environmental and regulatory standards.*



*Civil Engineering Works, Car Park Construction, Drainage - SuDS, Attenuation Tanks, Ducting for Utilities, Theme Park Construction"*



## Our Key Projects



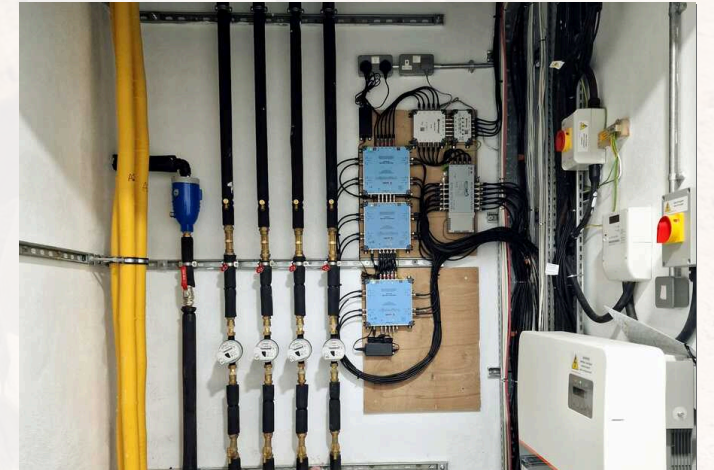
Pavement Work SE1



Theme Parks Civil Works



Tower Bridge Road



Romford Project

Laying the Civil work, Powering the Future of Infra structure



High Road



Chadwell Heath

# Buildings

*TCL delivers top-tier building construction projects that includes new builds, Major refurbishment projects, and PD Schemes.*

*We execute every project in full compliance with the latest **UK Building Regulations, fire safety standards**—including EWS1 guidance—and all relevant planning conditions. With a commitment to safety, precision, and excellence, TCL ensures each project meets the highest levels of performance, regulatory integrity, and craftsmanship.*



*New Build Flats, Turnkey Projects  
RCC & Structural Steel Frame  
System (SFS), Façade & Cladding  
Works, Fire Protection Works”*



## Our Key Projects



Ilderton Road Project



Richmond Project



Wellington House Project



Eltham Road Project

commitment to  
safety,  
precision, and  
excellence



Bloor Close Project



Harrow Road Project

# Land Development



*We work in partnership (JV) with residential developers to provide turn key projects that includes **project feasibility, planning, Design, build and marketing services.***

*Whether working on greenfield or brownfield sites, we combine technical capability with planning insight to deliver coordinated, compliant, and shovel-ready land development solutions.*



*Feasibility, Planning, Design & Build, Marketing”*



## Our Key Projects



Higgins House



Tessa Apartments



Flexilux Apartments

# Geotech. & Environment

TCL provides early-stage site investigations, geotechnical Solutions such as gas membrane, soil remediations and mitigation strategies to ensure resilient, regulation-compliant designs. Our environmental services include vegetation clearance, **invasive species control (Japanese Knotweed)**, **tree protection**, **ecological surveys**, and **BREEAM** support to help clients meet sustainability and compliance goals from the outset.

Our team's expertise enables us to offer effective solutions for the management of complex site conditions, ensuring both environmental protection and long-term project success.



Landscaping & Plantation,  
Clearing & Grubbing, (Japanese  
Knot Weed Removal), Bats &  
Birds Surveys, Green/Blue Roof  
BREEAM Design & Construction"



## Our Key Projects



Green Roof - RM6



BREEAM Excellent- Richmond



Soft Landscaping - Chadwell Heath



Ecological Solutions - Bermondsey

Solid Ground,  
Stronger  
Projects



Japanese Knotweed Removal - East Dulwich

# Project Management



*Our JV partner OPUS (Middle east ) provides end-to-end project management across the full lifecycle — from planning and procurement to delivery and handover. Our collaborative, outcome-driven approach ensures projects are delivered on time, within budget, and aligned with client objectives.*

*Together, our capabilities span comprehensive **design and engineering services for airport infrastructure, including civil, structural, geotechnical, and pavement engineering.** We manage complex works across runways, taxiways, aprons, airside operations, and terminal and landside facilities, offering clear reporting, proactive risk management, and strong client-side leadership throughout.*



*Design & Engineering Airport infrastructure, Pavement Engineering, Runway, Taxi Ways & Aprons, Terminal & Landside Facilities, Airside Works”*



## Our Key Sectors



Airport Redevelopment



Bypass

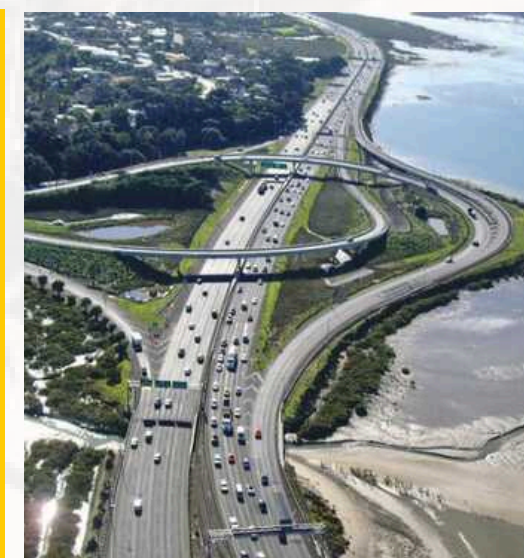


Cross Station



Marine Outfal

Delivering  
with  
Distinction



Highway Interchange



Borough Councils

# Asset Management

*We offer strategic asset management solutions that extend the life, safety, and efficiency of built infrastructure.*

*From **residential estates to complex transport and utility networks**, we develop and implement whole-of-life asset plans, condition assessments, -aligned frameworks. Using data-driven insights, digital tools, and smart systems, we help clients reduce operational risk, optimise maintenance, and make informed investment decisions that support long-term sustainability.*



## Our Key Offerings



Facilities Management



Building Surveys



Condition Survey & Reporting



*Condition Surveys & Reporting  
Planned Preventative  
Maintenance (PPM),  
Compliance & Risk  
Management, Facilities  
Management, Building O&M"*



*"Asset management is all about aligning on-the-ground actions with the strategic objectives of an organisation."*



Compliance Management



Strategic Reporting

# Our Accreditations

*We take quality very seriously, and are proud that our standards and operations are endorsed by all the relevant industry accreditation bodies and renowned associations.*

We constantly raise the standard of building construction and deliver projects with accepted industry standards. We're not only accredited by all the relevant industry bodies and approved by relevant associations but in many cases, we exceed the normal industry standards of quality and excellence. We're proud to hold the following accreditations.

**TRUSTED BY  
INDUSTRY  
PROFESSIONALS**



Constructionline



Acclaim H&S



Safety Schemes in Procurement



Safety Management Advisory Services



BLP Insurance



Federation of Master Builders



Considerate Constructors Scheme



Rated People



ICO Registered

# Our Future Plan

*We aim to become one of the foremost privately owned construction companies in the industry.*

- **Strengthen Client Relationships**

Implement customer relationship management (CRM) systems and provide post-construction support services.

- **Strengthen Public Infrastructure Projects:**

Pursue government contracts and public-private partnerships (PPPs) in sectors like transportation, housing, and utilities.

- **Digital Transformation:**

Streamline operations with ERP systems, cloud project management platforms, and digital procurement tools.

- **Enhance Workforce Training:**

Launch continuous development programs to upskill staff in modern construction techniques and safety protocols.

- **Enhance Industry Certifications:**

Obtain ISO, and other certifications to boost credibility and quality assurance.

Experience and innovation are the two key drivers for us to move forward



## Projected 2025 - 2030

- 1 To be competitive within the UK's Private & Public Sector.
- 2 To expand geographically to secure valuable Construction Projects.
- 3 To participate in Public/Private tenders and win projects of social importance including Schools, Hospitals and Social Housing.
- 4 Linking the construction supply chain with expert planning, pre-construction, and tendering services.
- 5 To enhance project delivery using advanced digital design tools such as BIM, improving accuracy, collaboration, and efficiency from concept to completion.

## **Technocrates Construction Ltd.**

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