



ARCHITECTURAL SERVICES



www.harishmane.com

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ABOUT US

Harishmane Infratech Pvt Ltd takes pride in a rich legacy of over a decade, marked by a steadfast commitment to industry-leading excellence in every interaction with our valued clients. Our journey traces its roots back to the year 2011, where a visionary dream metamorphosed into an epiphany, unlocking the door to the exploration of our innate skills and capabilities.

As a testament to our dedication, we have consistently embraced the ever evolving landscape of the industry, adapting and growing to meet the challenges and opportunities that come our way. Harishmane Infratech stands as a beacon of reliability, integrity, and professionalism, offering a comprehensive suite of services that reflect our deep understanding of the construction and infrastructure domain.

Our team, comprising skilled professionals and experts, is the driving force behind our success. Their collective expertise and commitment enable us to consistently exceed client expectations and set new benchmarks in the industry. We take pride in our collaborative approach, working closely with clients to understand their unique needs and delivering tailored solutions that stand the test of time.

Harishmane Infratech's story is not just about the projects we undertake; it is a narrative of growth, resilience, and a relentless pursuit of perfection. We look forward to the future with optimism and excitement, confident that our legacy of excellence will continue to shape the industry and inspire others to dream big and achieve even greater heights



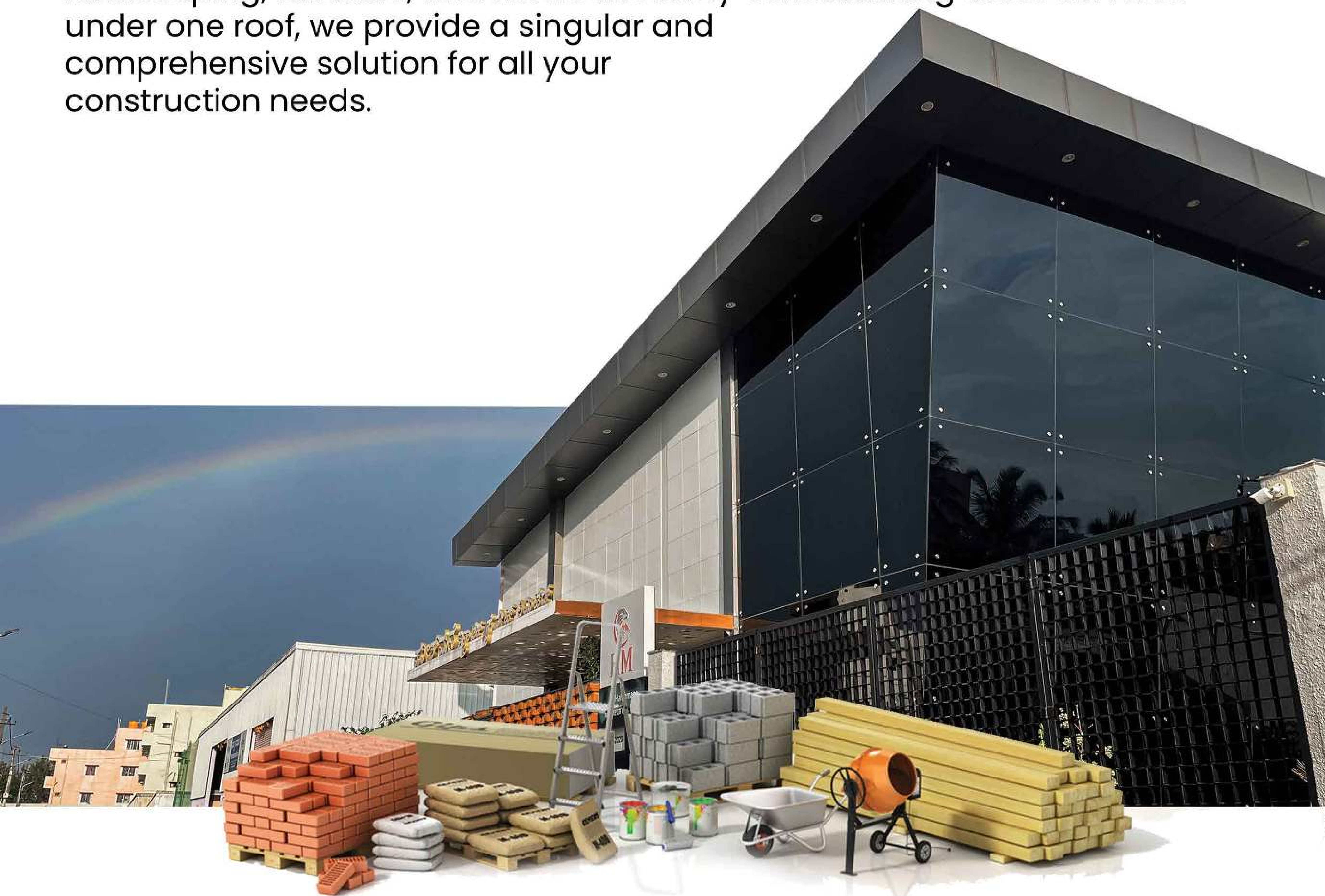
WHY HARISHMANE ?

At our core, we are committed to maintaining absolute transparency and unwavering honesty throughout the entire journey of your construction project. From the initial concept to the final finishing touches, we prioritize openness and integrity to ensure you have complete confidence in our process.

As part of our commitment to clarity, we provide detailed **Bill of Quantities (BOQ)** for every facet of the project. This meticulous breakdown not only serves as a comprehensive roadmap for the undertaking but also empowers you with a clear understanding of the scope and associated costs.

To keep you well-informed and engaged, we provide regular and timely updates directly from the construction sites. Our communication strategy is designed to offer you real-time insights into the progress of the project, allowing you to make informed decisions with confidence.

What sets us apart is our holistic and integrated approach. We seamlessly bring together diverse expertise in architecture, construction, interiors, landscaping, furniture, and home decor. By consolidating these services under one roof, we provide a singular and comprehensive solution for all your construction needs.



FLOOR PLAN



- Comprehensive 2D floor plans encompassing all levels, featuring up to three distinctive conceptual designs tailored to the provided requirements*.
- Each floor plan meticulously includes room dimensions, pillar positions, furniture placements, and door/window positions.
- Fundamental Vastu principles are inherently integrated, with additional Vastu considerations open for discussion prior to commencing the floor plan.
- The selected option allows for up to two revisions; thereafter, any further revisions or a new plan will incur additional charges of INR 10,000.
- The drafting process is anticipated to span 10 working days (all 3 options) for initial completion. Subsequent modifications and revisions will then require an additional 2 working days to ensure thorough and precise adjustments.

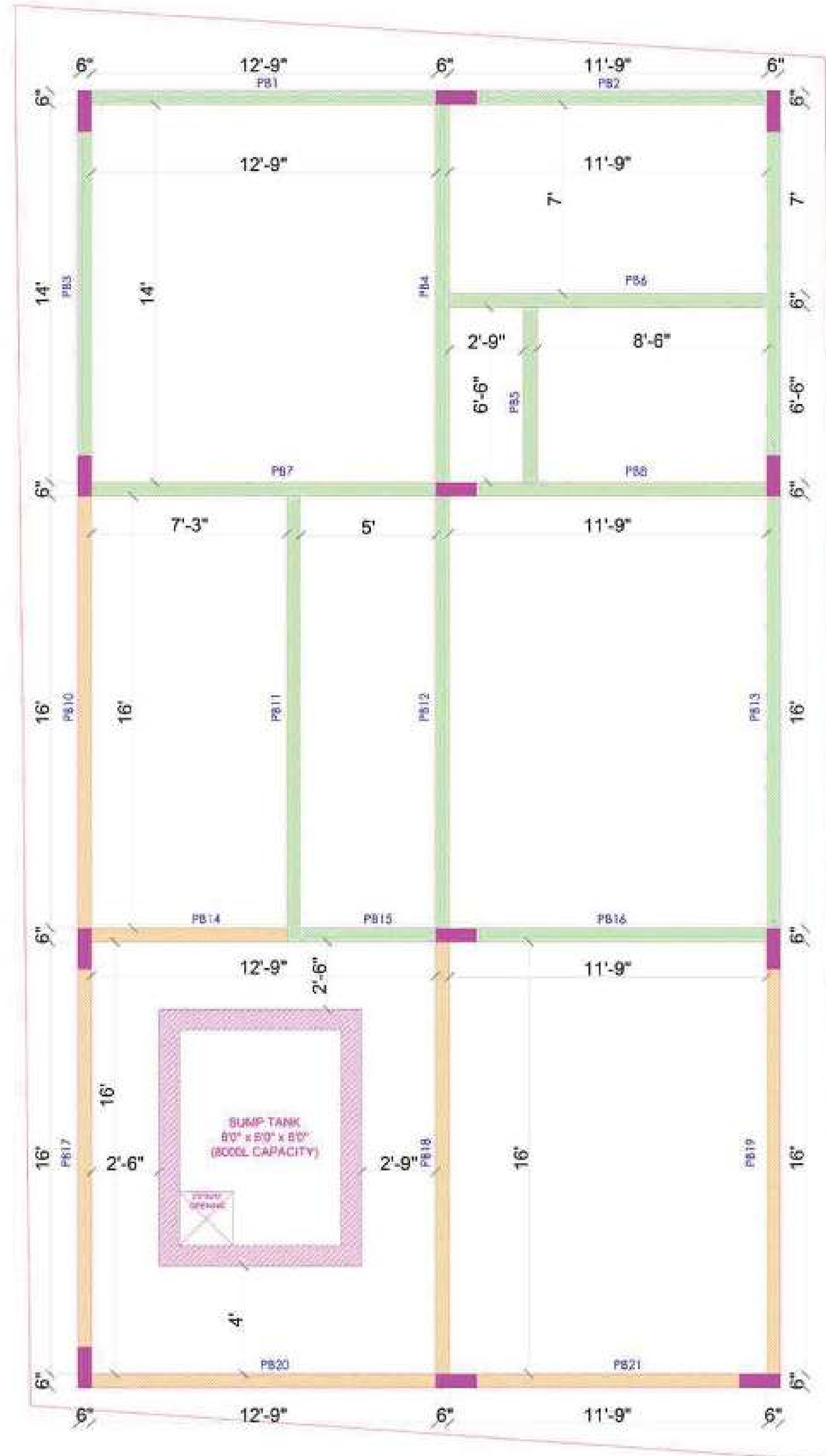
CENTER LINE



- The centerline drawing, depicting column alignment and orientation markings, is finalized upon approval of the plan.
- The drafting process is anticipated to span 2 working days once the floor plan is finalized
- No variations or revisions are available for the centerline drawing, as it aligns with the approved floor plan.

Note: Any alterations to the centerline drawing will incur an additional cost of ₹3,000 per revision.

PLINTH BEAM & UG SUMP



- The plinth beam drawing comprehensively outlines details such as beam dimensions, specifications of reinforcement bars including type and spacing, stirrup placements, and other pertinent specifications.
- Underground sump positions, dimensions, and capacity will be explicitly incorporated into the drawing.
- The drafting process is anticipated to span 2 working days once the floor plan is finalized
- No options or revisions are available for the plinth drawing, as it aligns with the approved floor plan.

Note: Any alterations to the plinth beam drawing will incur an additional cost of ₹3,000 per revision."

3D ELEVATION



3D ELEVATION



Three distinctive conceptual elevation designs will be presented as 3D renders, aligned with the chosen floor plan.

- The selected elevation design allows for up to two revisions, encompassing alterations to materials, color schemes, and other specifications.
- Any supplementary elevation options or extra revisions beyond the initial two can be accommodated at an additional charge of Rs. 15,000 per render.
- The drafting process is anticipated to span 15 working days (all 3 options) for initial completion. Subsequent modifications and revisions will then require an additional 7 working days to ensure thorough and precise adjustments.

2D ELEVATION WORKING DRAWING



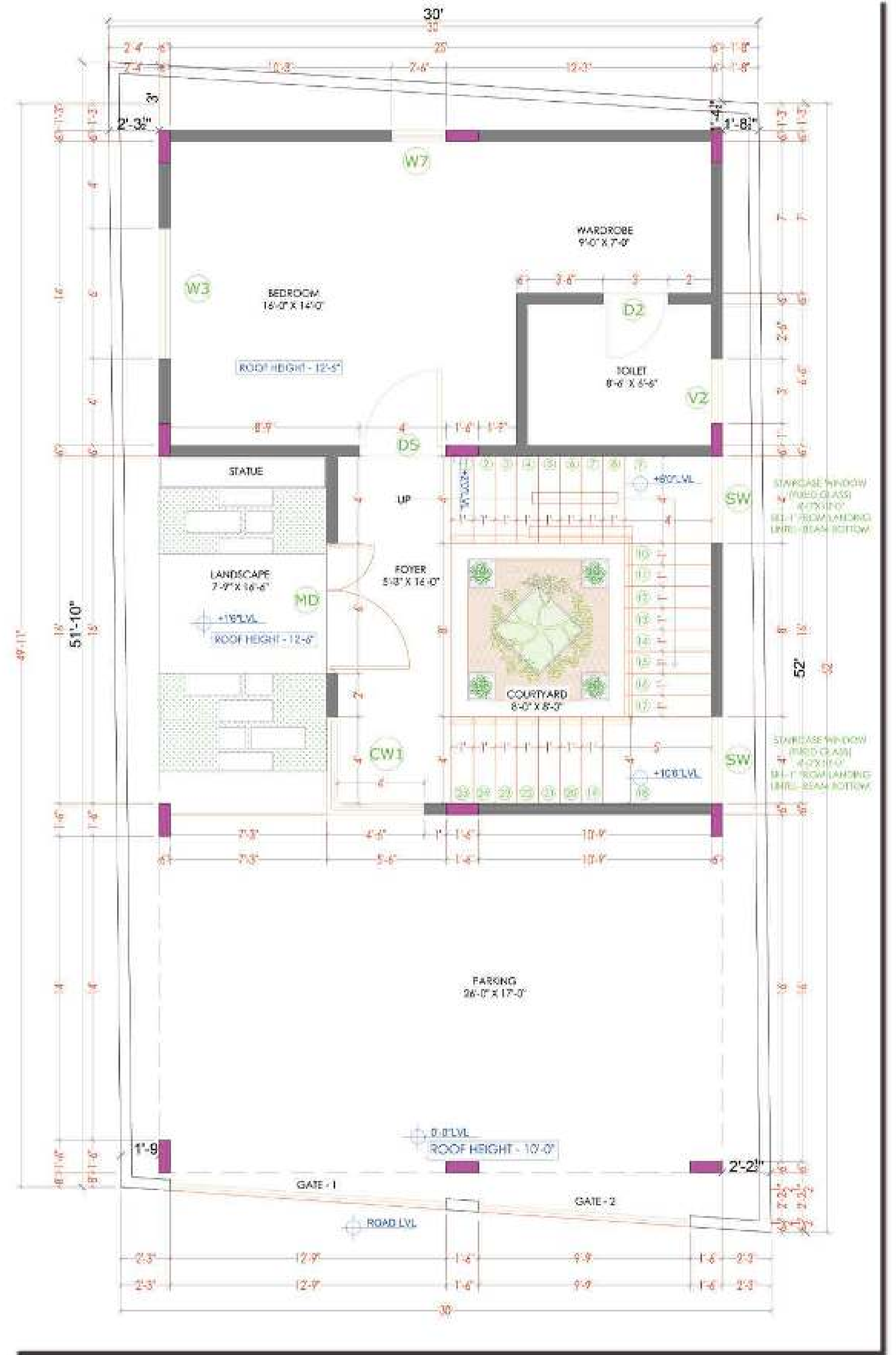
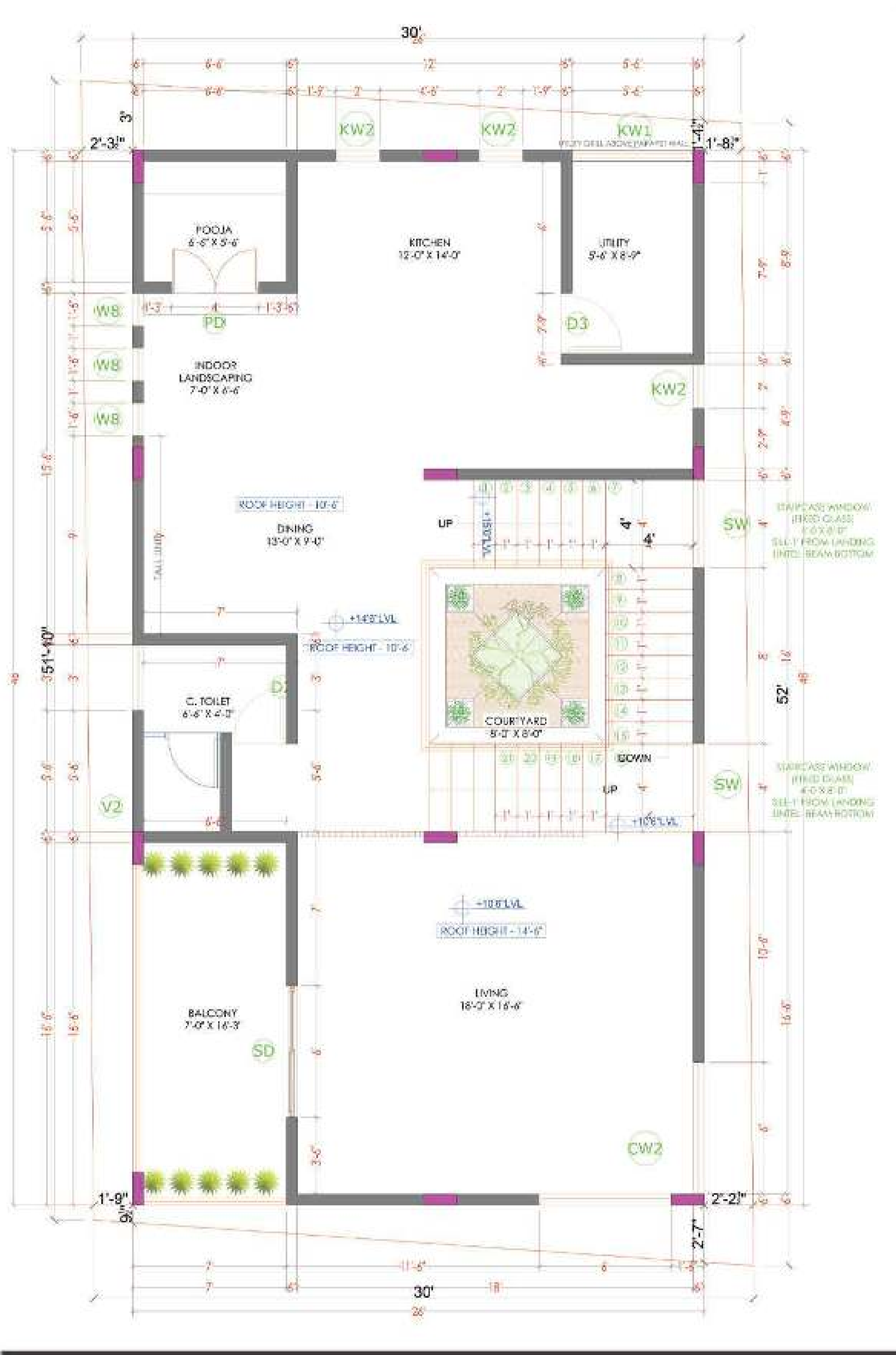
The working drawing for the elevation encompasses crucial details including material indications, vertical dimensions, fenestration specifics, floor levels, roof design, and more.

- Options are not available for the working drawing of the elevation, as its preparation follows the approval of the 3D elevation

-The drafting process is anticipated to span 5 working days once the 3D Design is finalized

Note: Any alterations to the working drawing will incur an additional cost of ₹3,000 per revision.

WORKING DRAWING

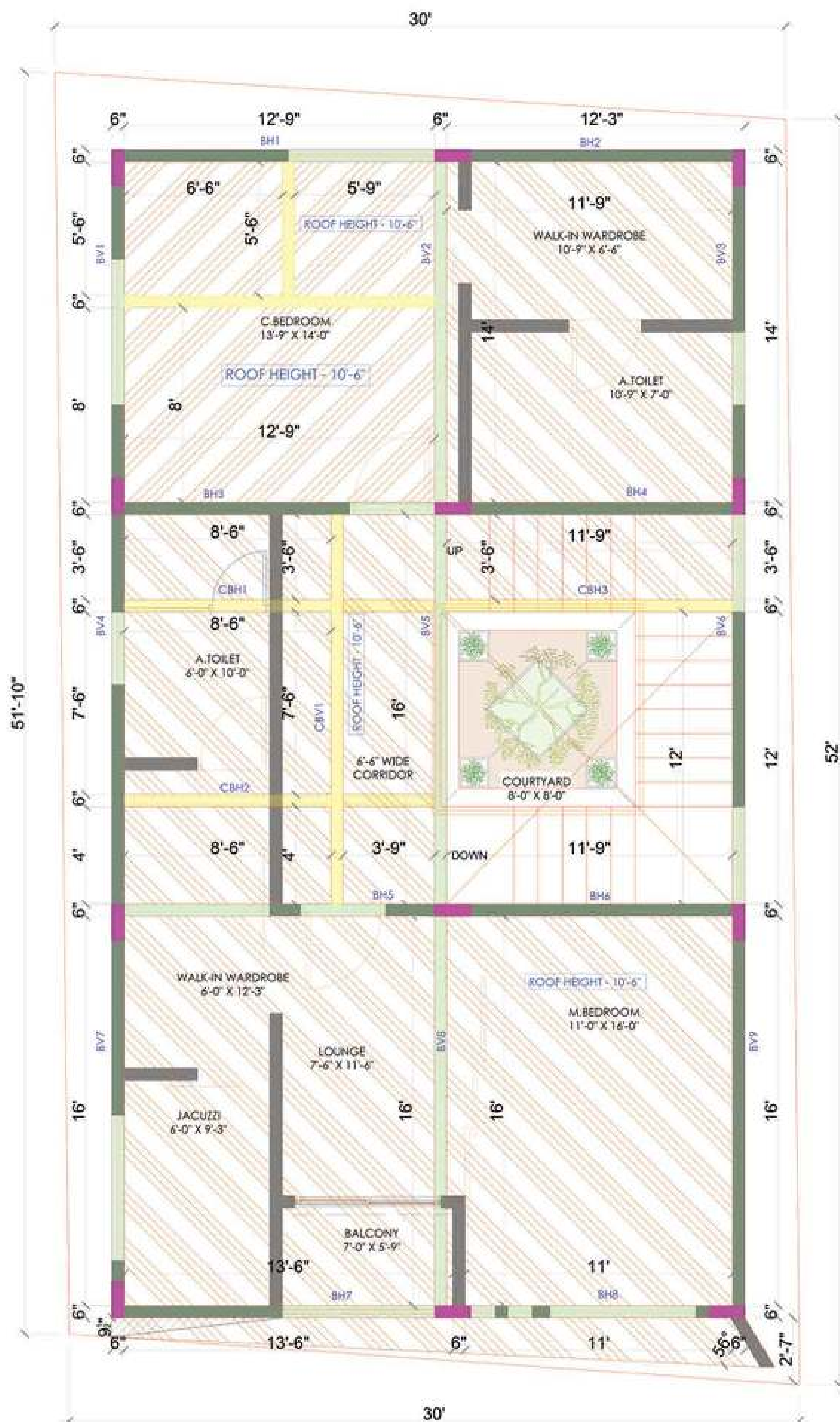


The working drawing for the floor plan encapsulates comprehensive technical details such as the schedule of openings, sizes of doors and windows, and lintel levels.

- Working drawings will be provided for all floors of the project.
- Options are not available for the working drawing, as its preparation follows the approval of the floor plan.
- The drafting process is anticipated to span 5 working days (all floors) once the floor plan is finalized. Further changes will take another 2 working days.

Note: Any post-drawing release changes can be accommodated at an additional cost of ₹3,000 per revision

STRUCTURAL DRAWING



In order to check the stability of the columns, I have modeled the entire structure.

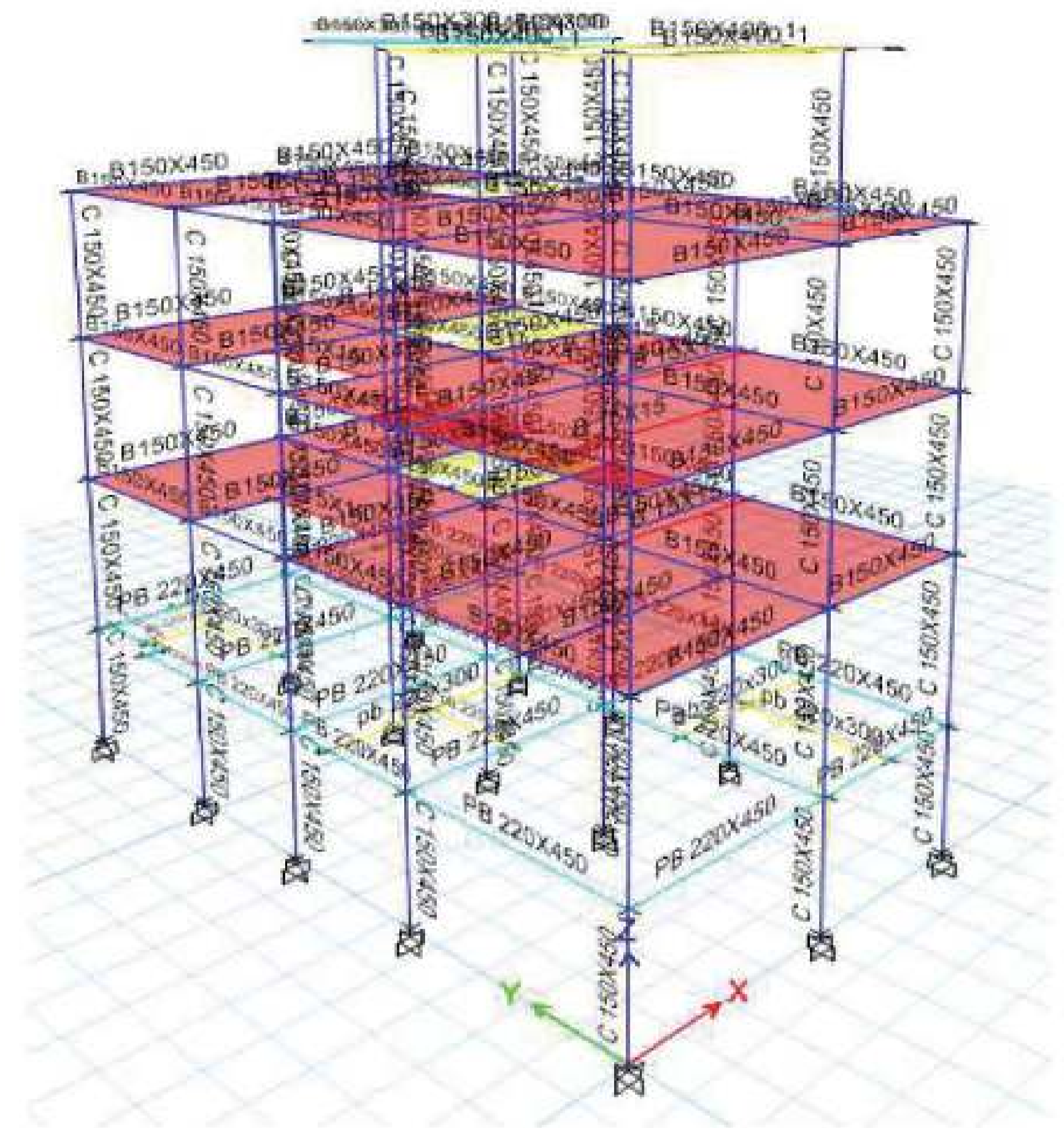
Grade of concrete = M25

Grade of Steel = FE 500

Column Size - 6" x 1'6"

Reinforcement provided - 4#16mm Bar + 4#12mm Bar

Beam Sizes as shown below (in mm)



Plinth Beam Size : 6"x18"

Main Beams connecting Columns 6"x18"

Other Beams: 6"x6" Concealed beams.

Slab Thickness : 6"

Foundation Depth: 5'

Floor Clear Height: 10'

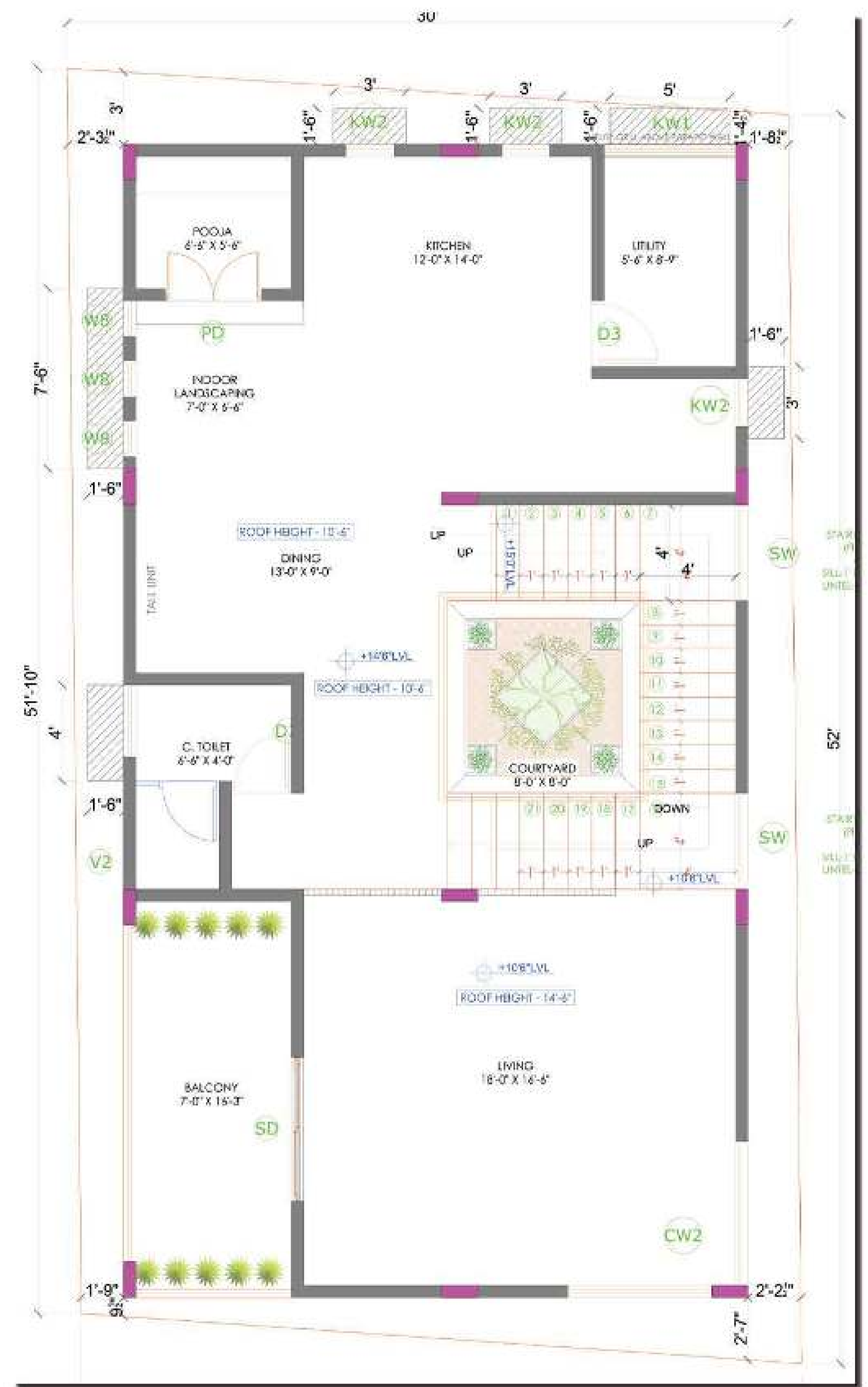
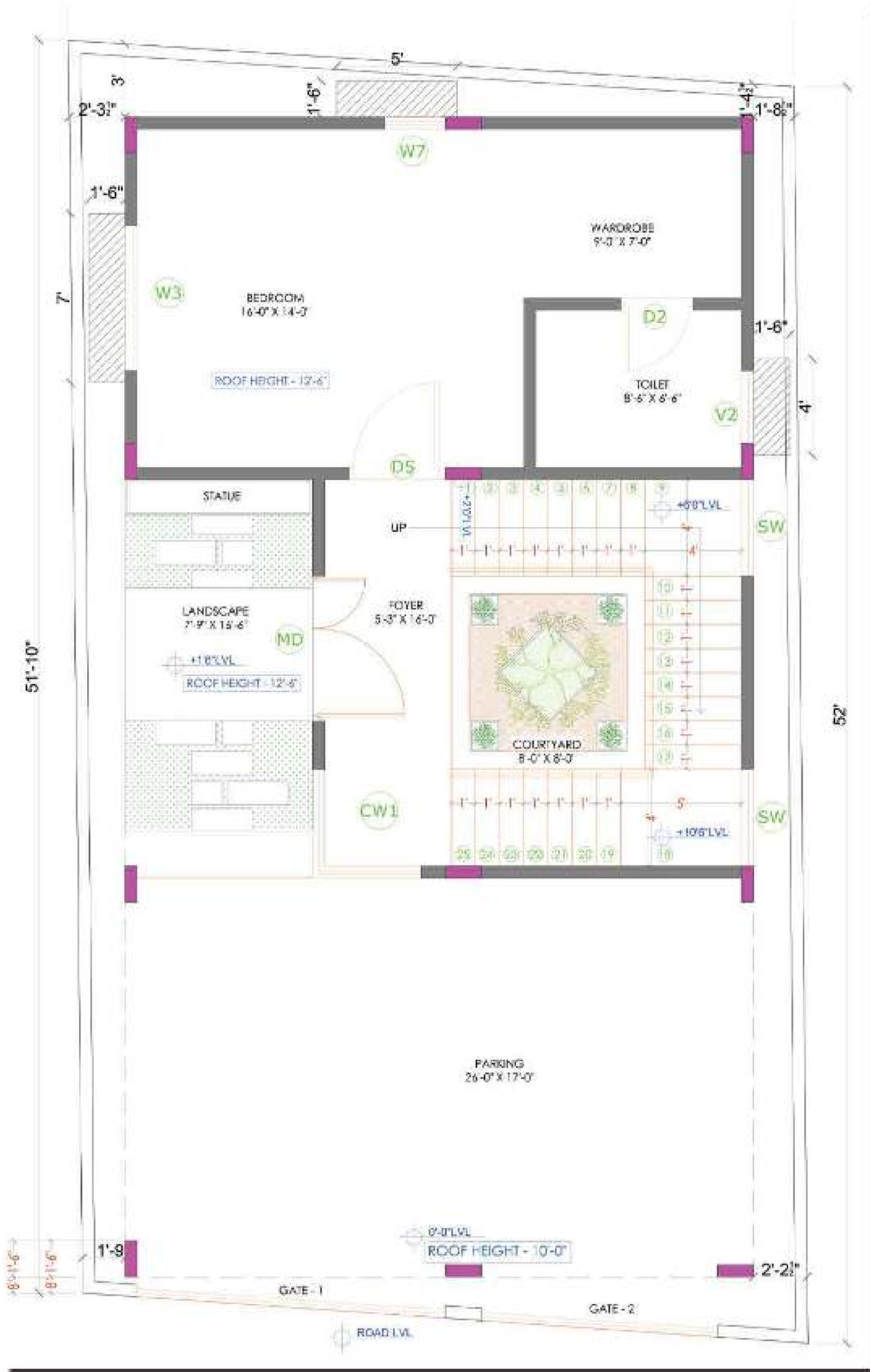
The Structural Analysis report will encompass detailed information on slab shuttering for all floors, roof beam sizes and positions, and a comprehensive model and analysis of the designed structure using ETabs.

- Structural drawings will be prepared only after obtaining approval for the floor plan, and no options will be provided for these drawings.

-The drafting process is anticipated to span 5 working days to complete the drawing.

Note: Any changes made to the working drawing will necessitate a corresponding revision in the structural analysis, incurring an additional cost of ₹3,000 per revision

SUNSHADE / CHAJJA

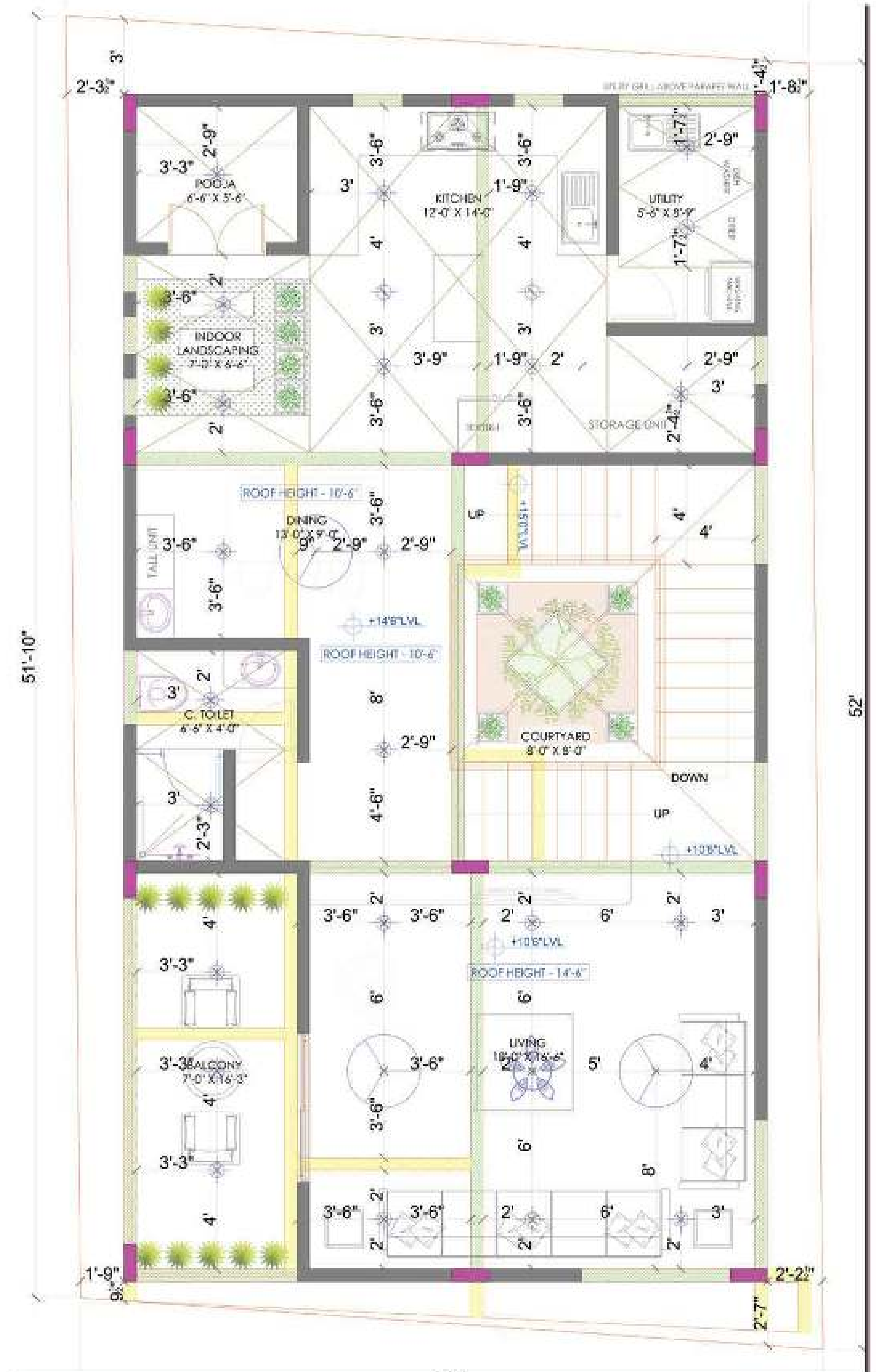
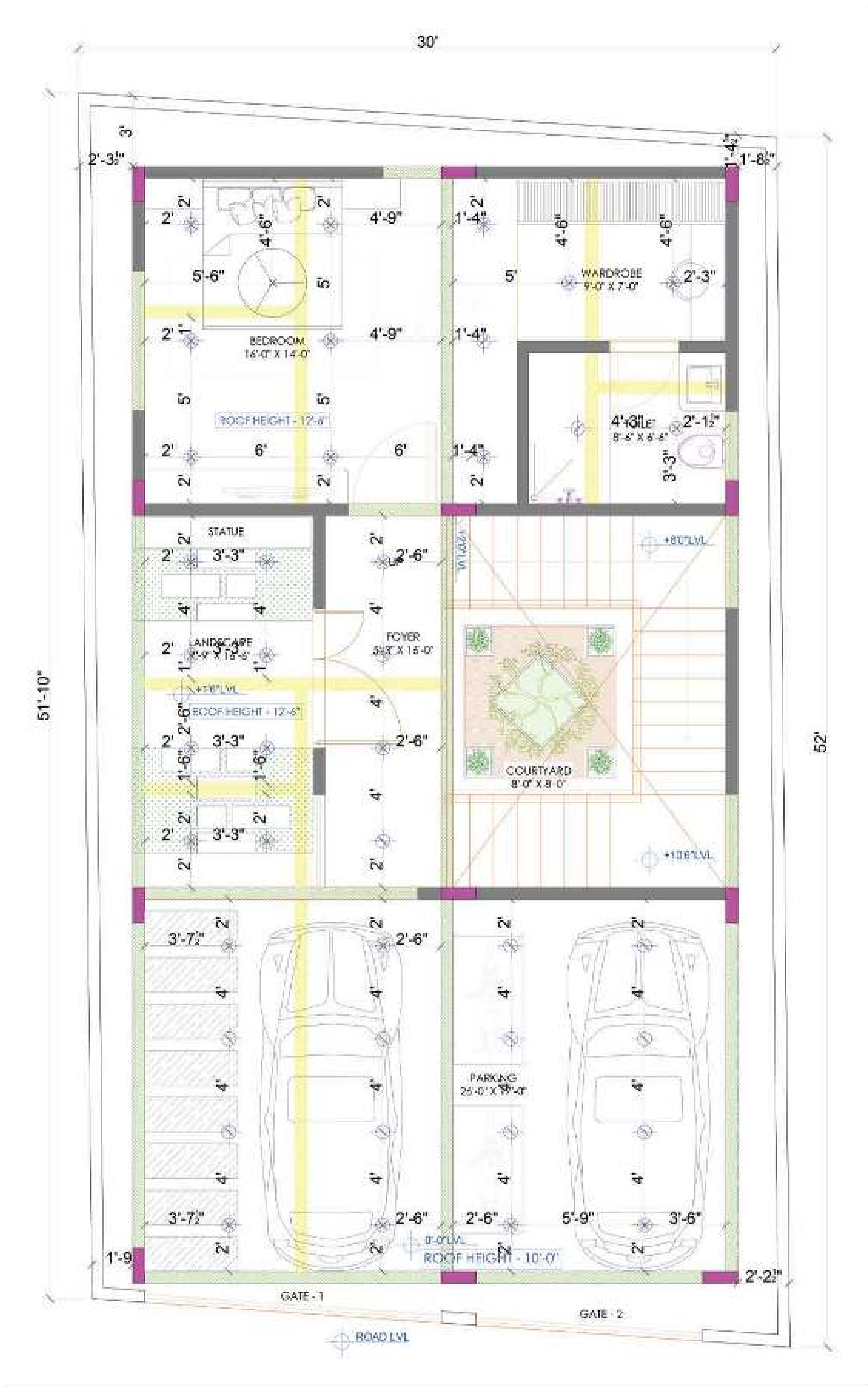


The chajja drawing, an integral part of architectural drawings, provides detailed information on the design, dimensions, and specifications of the sunshade.

- The drawing encompasses key elements such as the width, projection, and height of the chajja. In cases of sloped chajjas, the angle of the slope is specified to ensure effective rainwater drainage.
- No options are available for the sunshade/chajja drawing, as its preparation follows the approval of the floor plan.
- The drafting process is anticipated to span 2 working days once the floor plan is finalized

Note: Any alterations to the Sunshade/Chajja drawing will incur an additional cost of ₹3,000 per revision.

ROOF ELECTRICAL LAYOUT

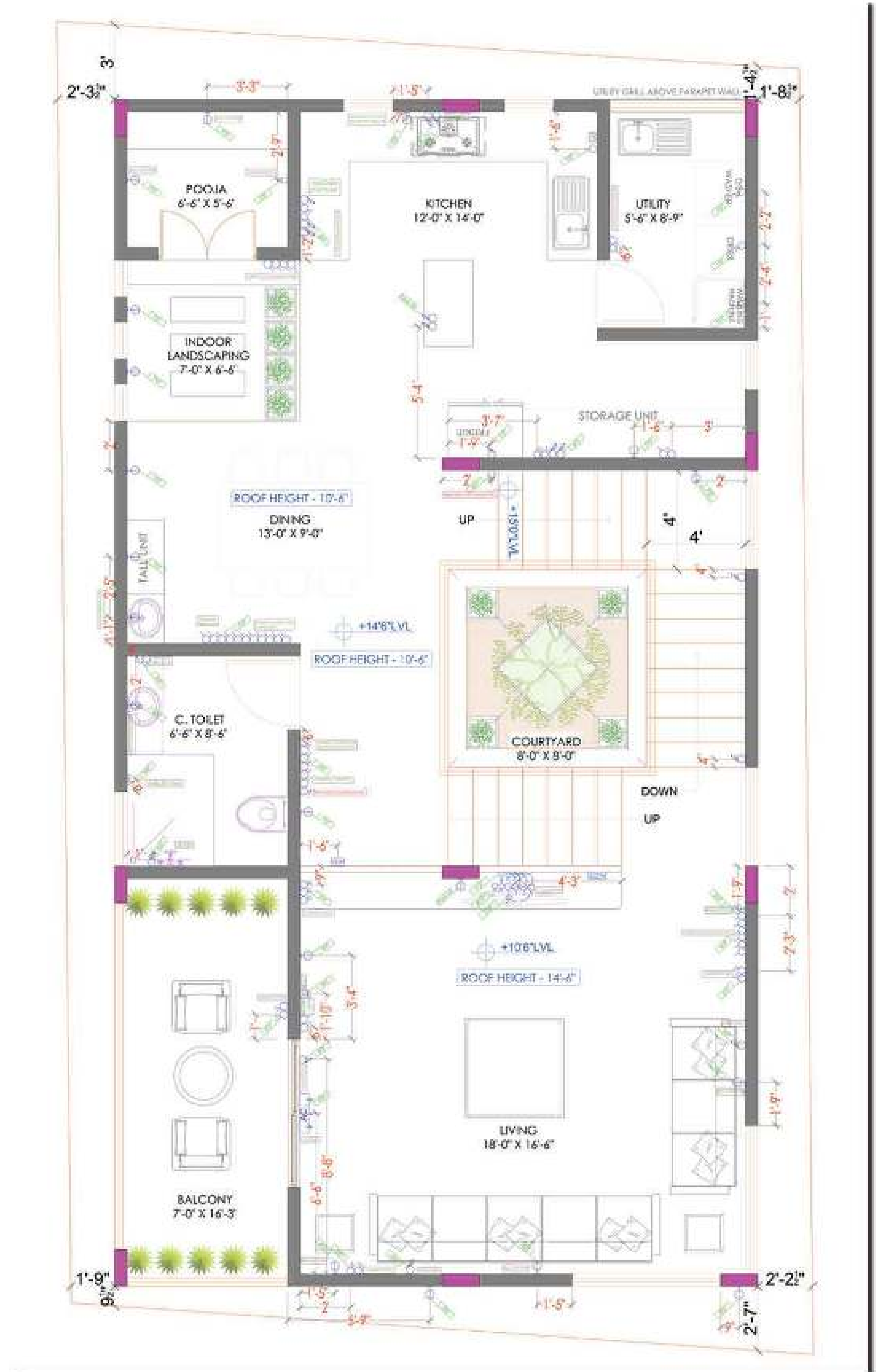
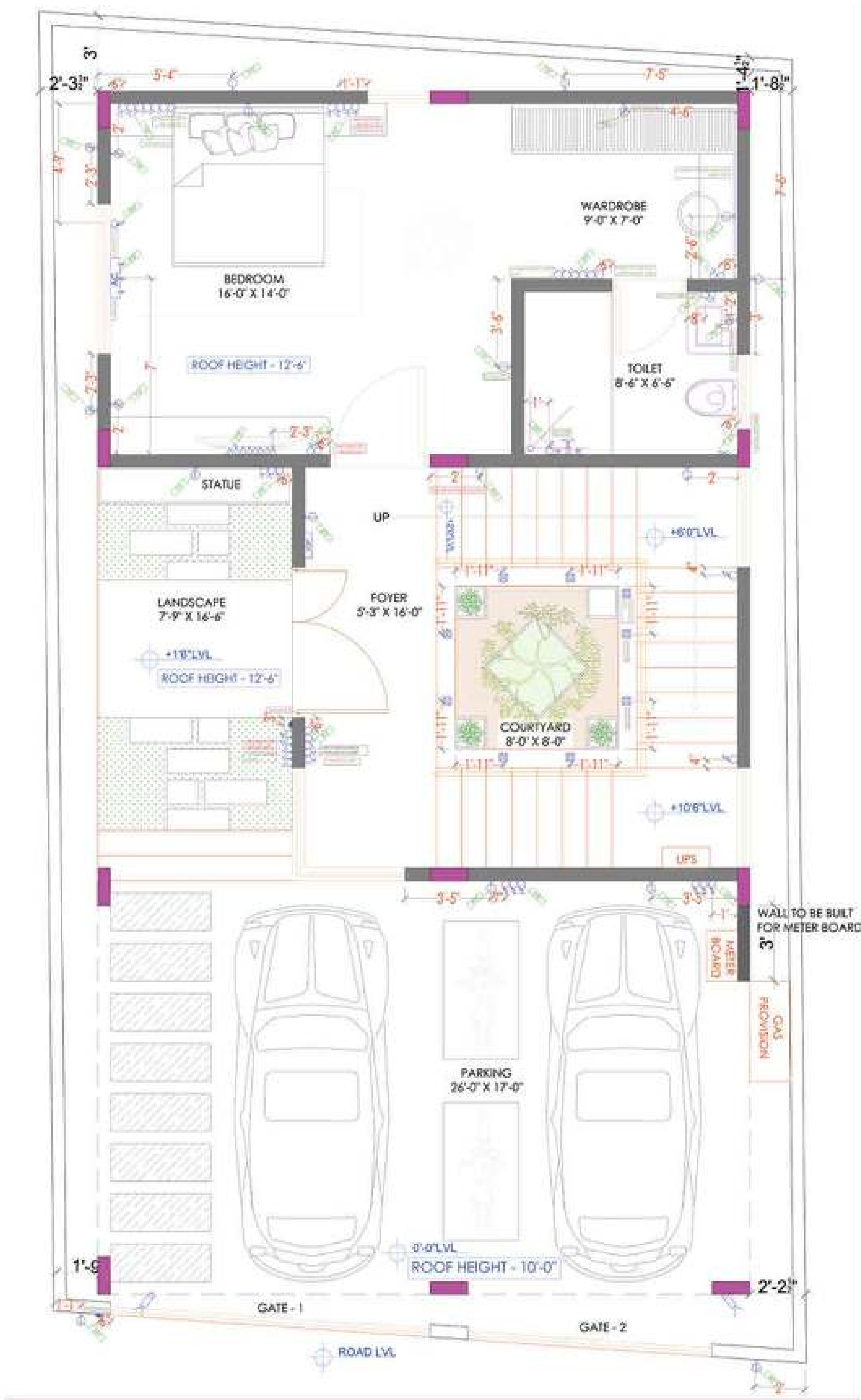


A roof electrical drawing is a specialized construction document that specifically details the electrical components and systems associated with the roof of a building. This drawing provides in-depth information about the electrical layout, wiring, and equipment situated on or within the roof structure.

- The drawing includes precise positions for lights and fans on each slab.
- No options are provided for the roof electrical layout, as its preparation follows the approval of the floor plan.
- The drafting process is anticipated to span 5 working days (all floors) once the floor plan is finalized. Further changes will take another 3 more days.

Note: Any modifications to the roof electrical drawing will result in an additional cost of ₹3,000 per revision.

WALL ELECTRICAL LAYOUT

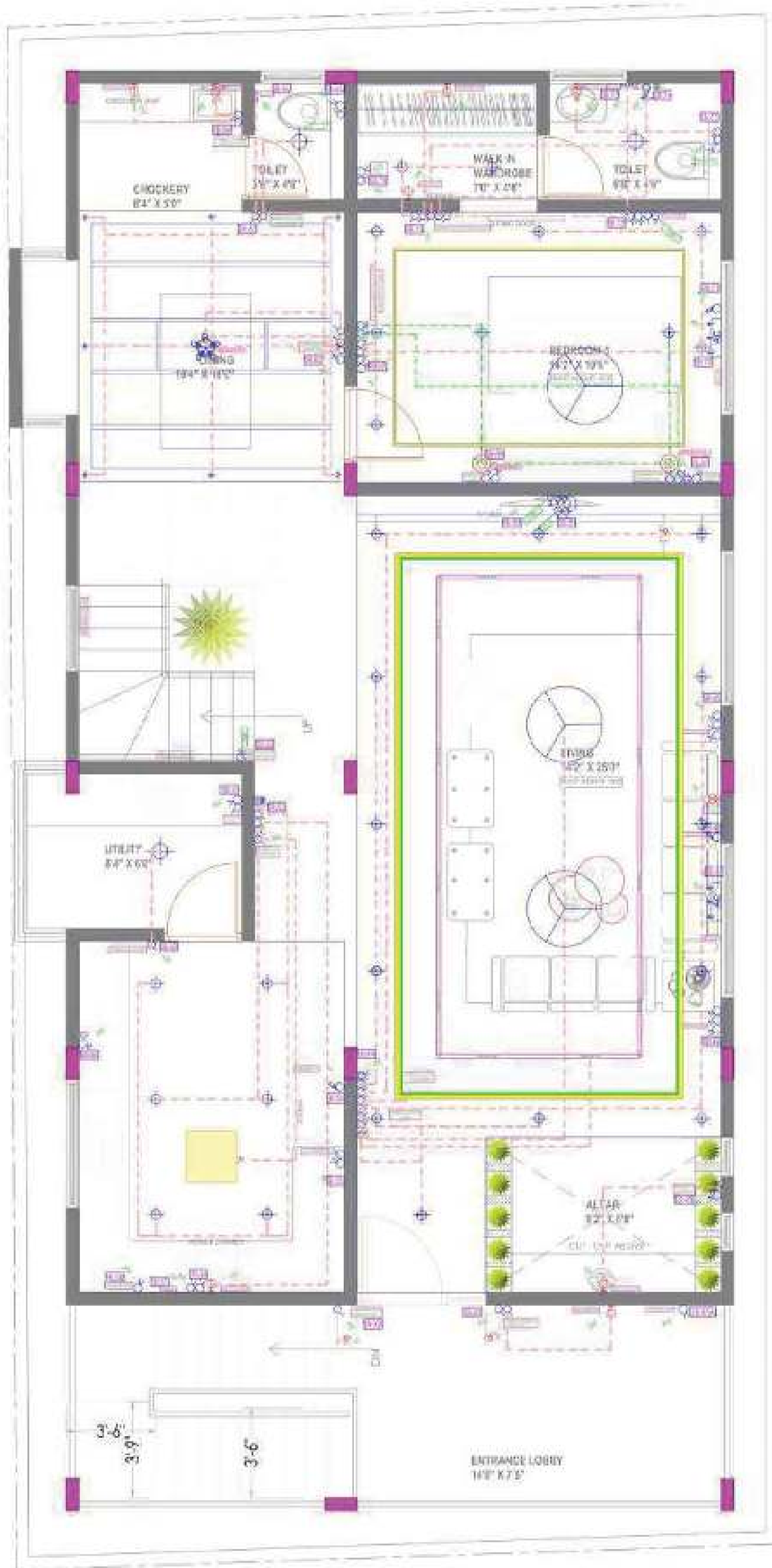


A wall electrical drawing is a specialized construction document that focuses on the electrical components and systems associated with the walls of a building. This drawing provides detailed information about the electrical layout, wiring, and equipment located within or on the wall structure.

- The drawing includes precise positions and specifications for provisions such as 5amp switches, 15amp switches, 2-way switches, exhaust fans, TV points, CCTV points, AC points, Internet positions, and calling bells.
- The drafting process is anticipated to span 5 working days(all floors) once the floor plan is finalized. Further changes will take another 3 more days.

The Wall Electrical Layout allows for one revision; any additional revisions will incur charges of Rs. 3,000 per revision

LOOPING DRAWING



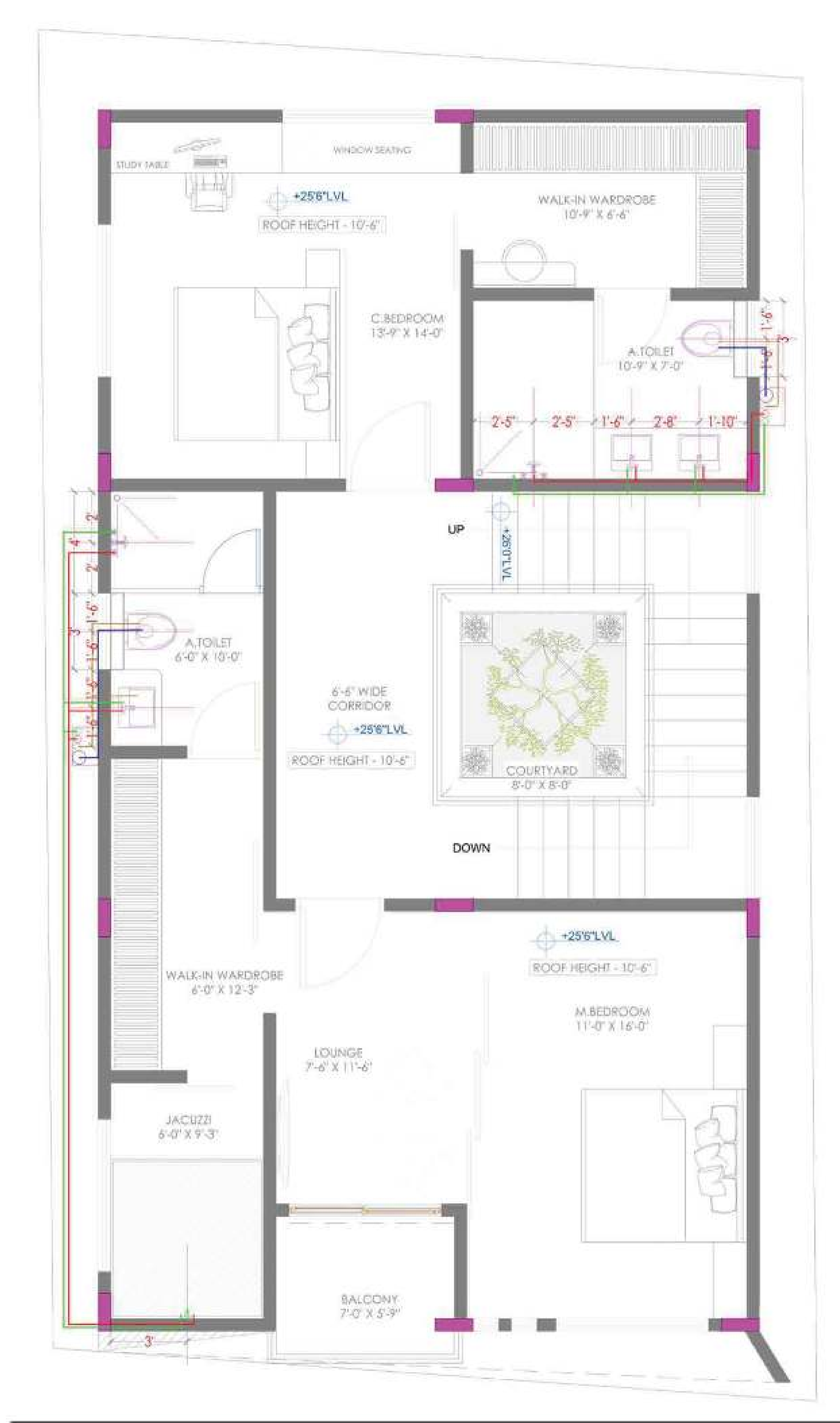
ITEM	PARTICULAR	LEVEL	No. OF SWITCH	5 A SWITCH (with socket)	15 A SWITCH (with socket)	2WAY SWITCH	AC POINT	BELL POINT	TV POINT	DATA POINT	FAN POINT	5 A SOCKET	15 A SOCKET	2WAY FAN POINT
SB.42	SWITCH BOARD 42	+4' 0"	1											
SB.43	SWITCH BOARD 43	+4' 0"	2											
SB.43A	SWITCH BOARD 43A	+4' 0"		1										
SB.44	SWITCH BOARD 44	+4' 0"	7	1										
SB.45	SWITCH BOARD 45	+4' 0"	1	1										
SB.46	SWITCH BOARD 46	+2' 0"	3											
SB.47	SWITCH BOARD 47	+9' 0"					1							
SB.48	SWITCH BOARD 48	+9' 0"												1
SB.49	SWITCH BOARD 49	+2' 0"	3											
SB.50	SWITCH BOARD 50	+1' 3"	3						1					
SB.51	SWITCH BOARD 51	+2' 3"	2											
SB.52	SWITCH BOARD 52	+4' 0"				2								
SB.53	SWITCH BOARD 53	+4' 0"	4					1						
SB.54	SWITCH BOARD 54	+1' 6"			1									
SB.55	SWITCH BOARD 55	+3' 0"	2											
SB.56	SWITCH BOARD 56	+7' 0"	1											
SB.57	SWITCH BOARD 57	+2' 0"	1											
SB.58	SWITCH BOARD 58	+3' 0"	1											
SB.59	SWITCH BOARD 59	+2' 6"	1											
SB.60	SWITCH BOARD 60	+4' 0"	1											
SB.61	SWITCH BOARD 61	+4' 0"	1	1										
SB.62	SWITCH BOARD 62	+4' 0"	2	1										
SB.63	SWITCH BOARD 63	+4' 0"	2											
SB.64	SWITCH BOARD 64	+4' 0"	1	1										
SB.65	SWITCH BOARD 65	+5' 0"	1	1										
SB.66	SWITCH BOARD 66	+9' 0"										1		
SB.67	SWITCH BOARD 67	+4' 0"	2	1		1								1
SB.68	SWITCH BOARD 68	+2' 0"	2											
SB.69	SWITCH BOARD 69	+2' 0"	1			1								1
SB.70	SWITCH BOARD 70	+9' 0"					1							
SB.71	SWITCH BOARD 71	+9' 0"												1
SB.72	SWITCH BOARD 72	+4' 0"	2	2										
SB.73	SWITCH BOARD 73	+4' 0"	5											
SB.74	SWITCH BOARD 74	+4' 0"	1	1										
SB.75	SWITCH BOARD 75	+9' 0"										1		
SB.76	SWITCH BOARD 76	+9' 0"											1	
SB.77	SWITCH BOARD 77	+4' 0"	2	1										
SB.78	SWITCH BOARD 78													
SB.79	SWITCH BOARD 79													
SB.80	SWITCH BOARD 80													
SB.81	SWITCH BOARD 81													
SB.82	SWITCH BOARD 82													

The looping drawing provides a comprehensive breakdown of the electrical provision looping details.

- The looping drawing is a finalized document and cannot be revised, as it is crafted based on the approved floor plan and wall electrical layout.
- The drafting process is anticipated to span 3 working days once the floor plan is finalized

Note: Any alterations to the looping drawing will result in an additional cost of ₹3,000 per revision

PLUMBING DRAWING



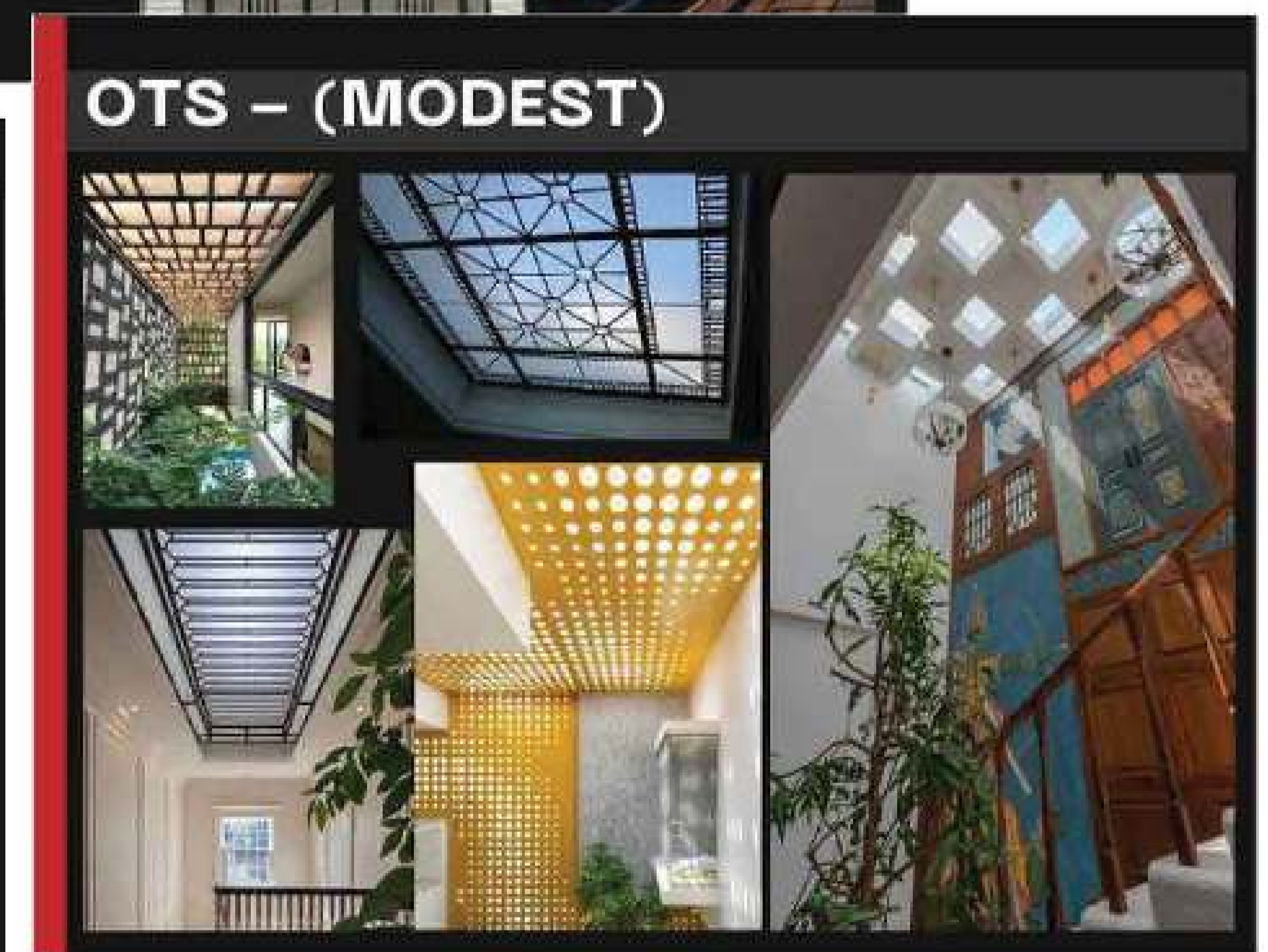
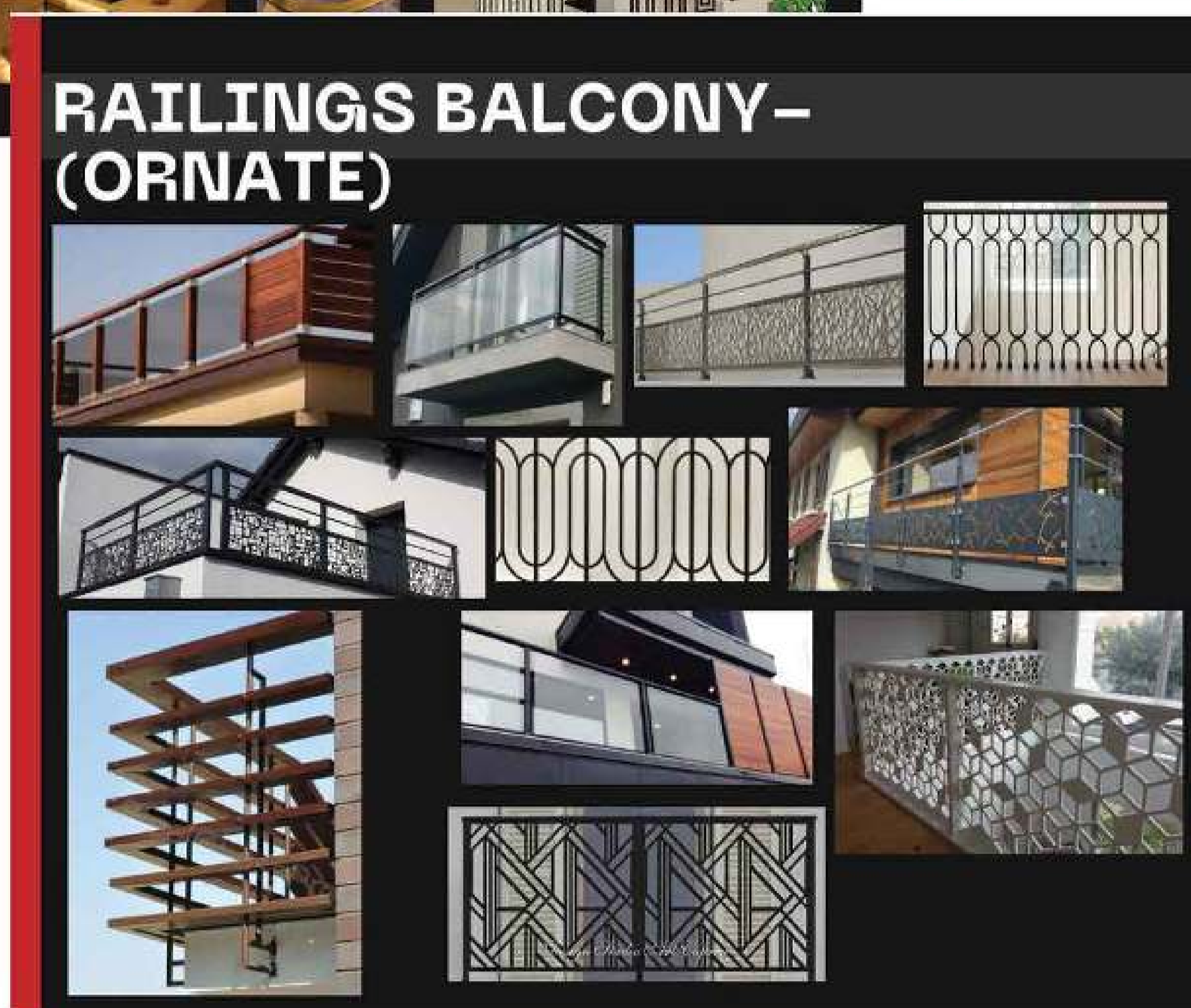
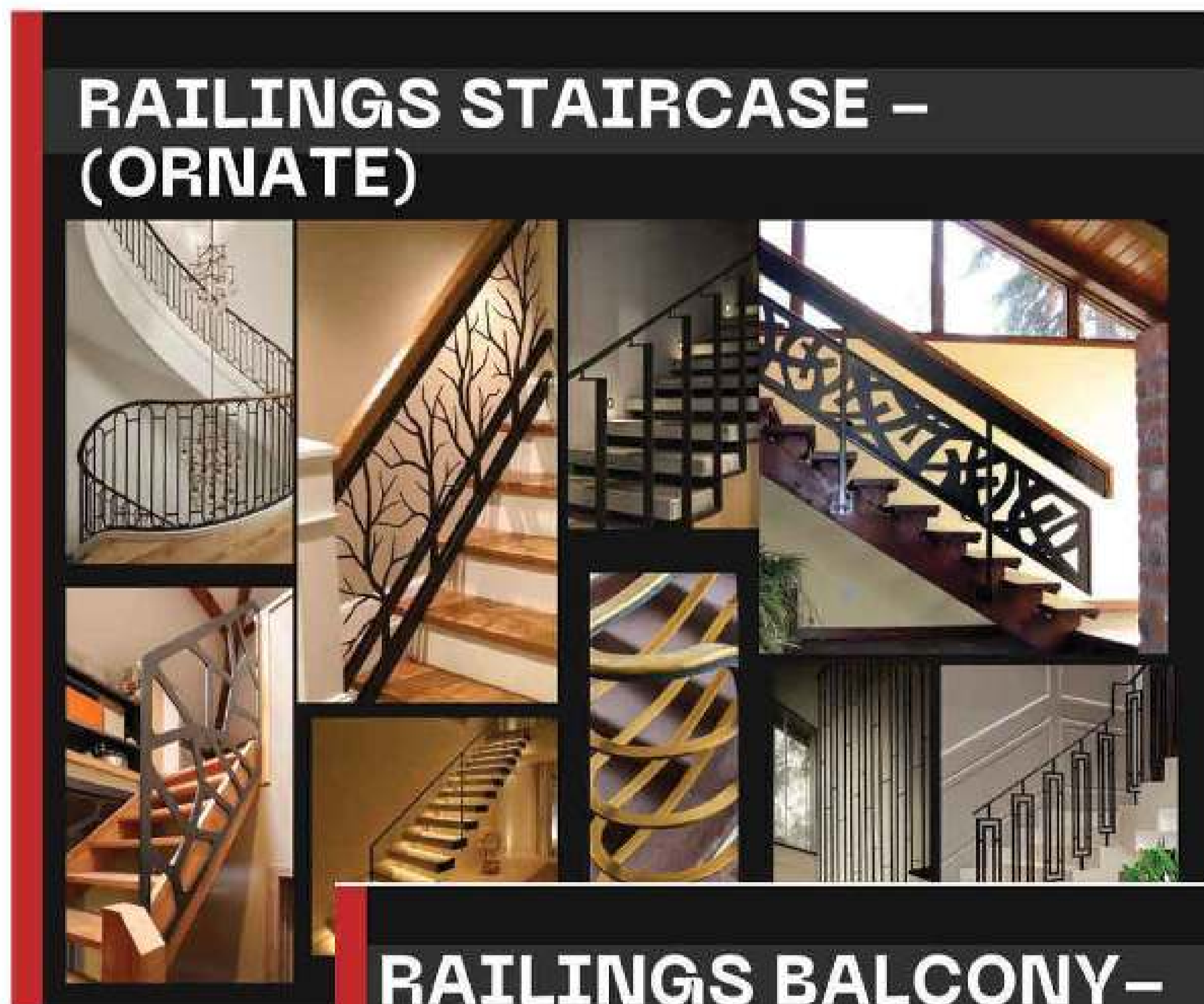
The plumbing layout drawing will include:

Precise measurements for the placement of sanitaryware to facilitate groove cutting.

- Comprehensive details of the internal and external pipeline layout, specifying the locations of cold, hot, gray, and waste water outlets.
- The plumbing drawing is a finalized document and is not subject to revisions, as it is meticulously crafted based on the approved floor plan.
- The drafting process is anticipated to span 3 working days once the floor plan is finalized

Note: Any adjustments to the plumbing drawing will incur an additional cost of ₹3,000 per revision

FABRICATION PRESENTATION

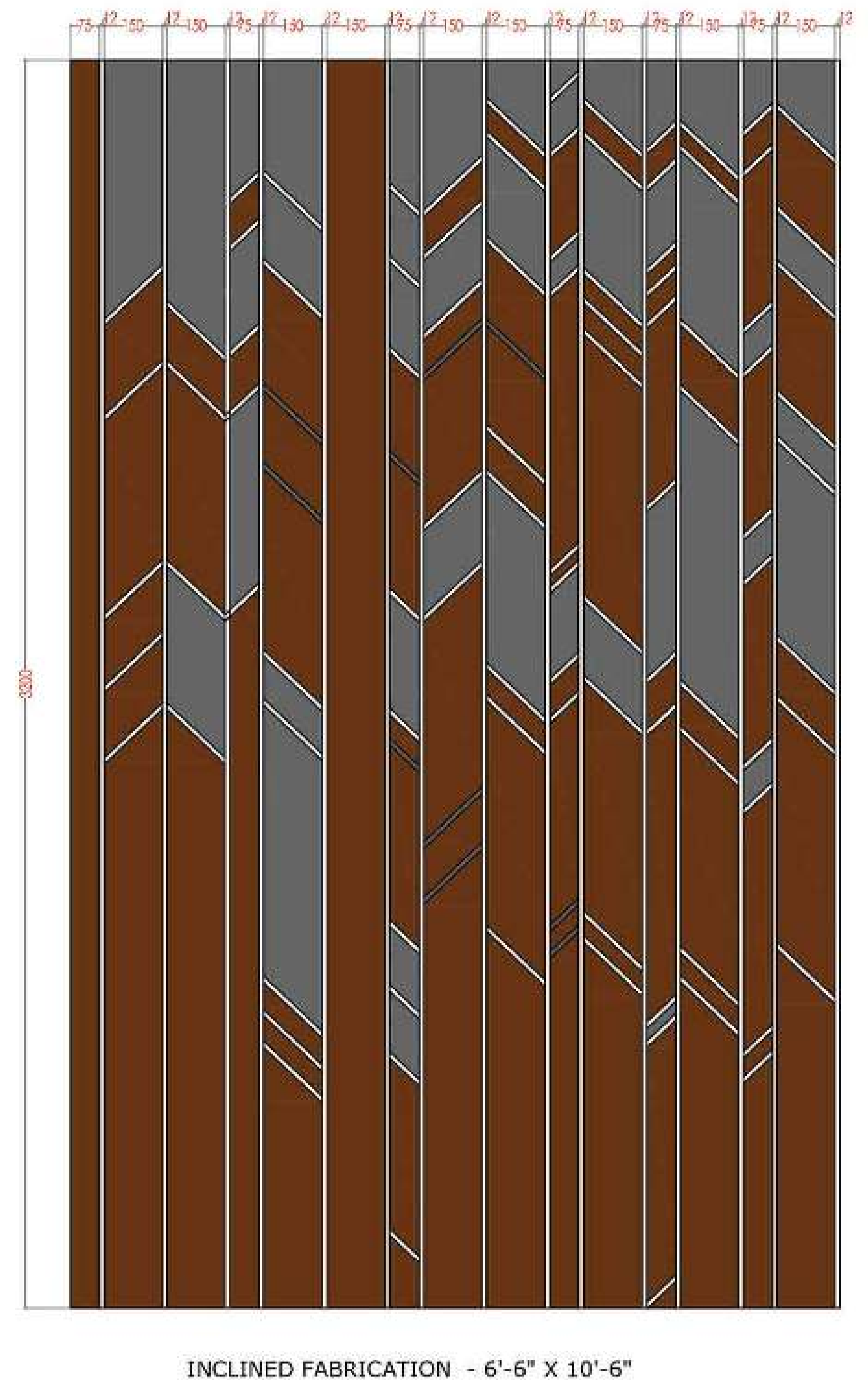
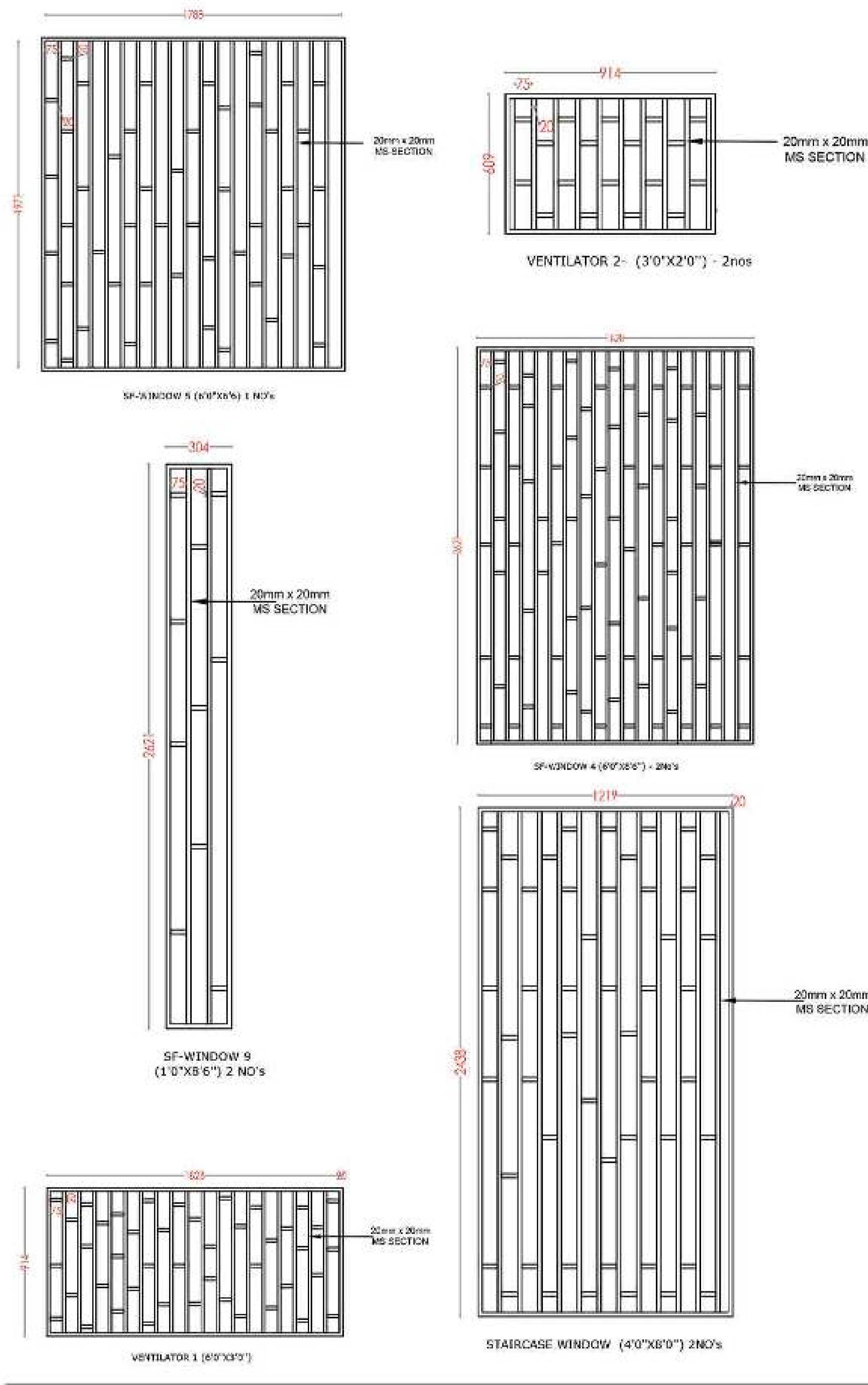


The fabrication presentation encompasses design options for all elements such as window grills, staircase railing, OTS, grills, balcony railing, partitions, etc., tailored to each floor as per the floor plan.

- Detailed drawings for the selected designs will commence upon finalizing the chosen options.
- The design presentation allows for one revision.
- The drafting process is anticipated to span 5 working days for initial completion. Subsequent modifications and revisions will then require an additional 3 working days to ensure thorough and precise adjustments.

Note: Any modifications to the fabrication presentation will incur an additional cost of ₹5,000 per revision. Clients are encouraged to share their ideas and references before finalizing the presentation.

FABRICATION DRAWING

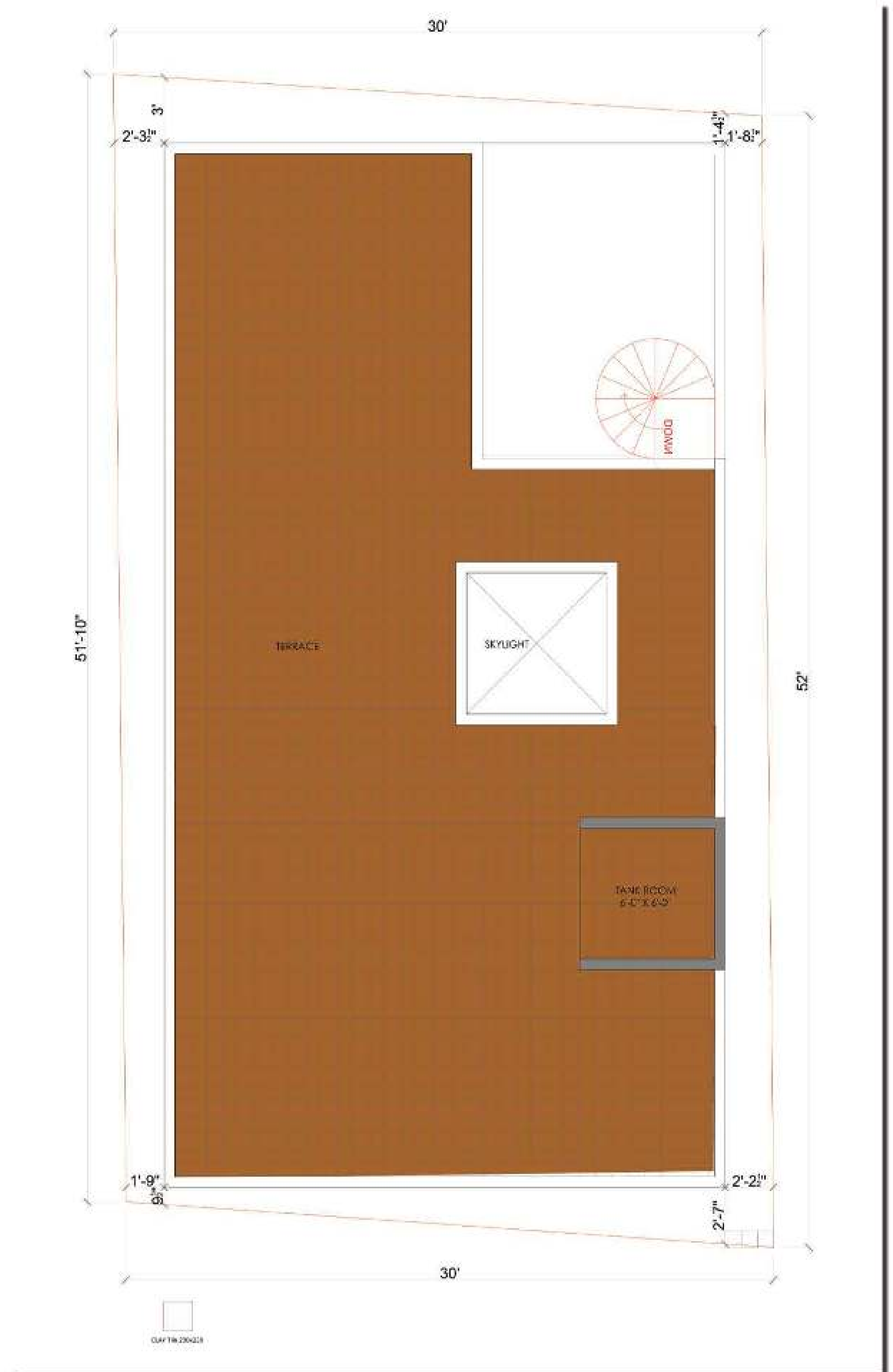


Comprehensive 2D drawings for the selected designs from the presentation will be provided upon approval.

- All drawings for windows, balcony railing, OTS, and grills will be released simultaneously.
- No revisions are available for the fabrication drawing, as the drawing process begins only after receiving approval for the fabrication presentation.
- The drafting process is anticipated to span 5 working days for initial completion. Subsequent modifications and revisions will then require an additional 3 working days to ensure thorough and precise adjustments.

Note: Any modifications to the fabrication drawing will result in an additional cost of ₹5,000 per revision

FLOORING LAYOUT



Comprehensive 2D flooring drawings for all floors, including toilet floor and wall flooring, will be provided for review before material selection.

- Upon choosing the flooring material, the drawing can be revised once.
- After finalizing the material and releasing the ultimate drawing, no further changes can be accommodated.
- The drafting process is anticipated to span 5 working days for initial completion. Subsequent modifications and revisions will then require an additional 3 working days to ensure thorough and precise adjustments.

DOORS

PRESENTATION

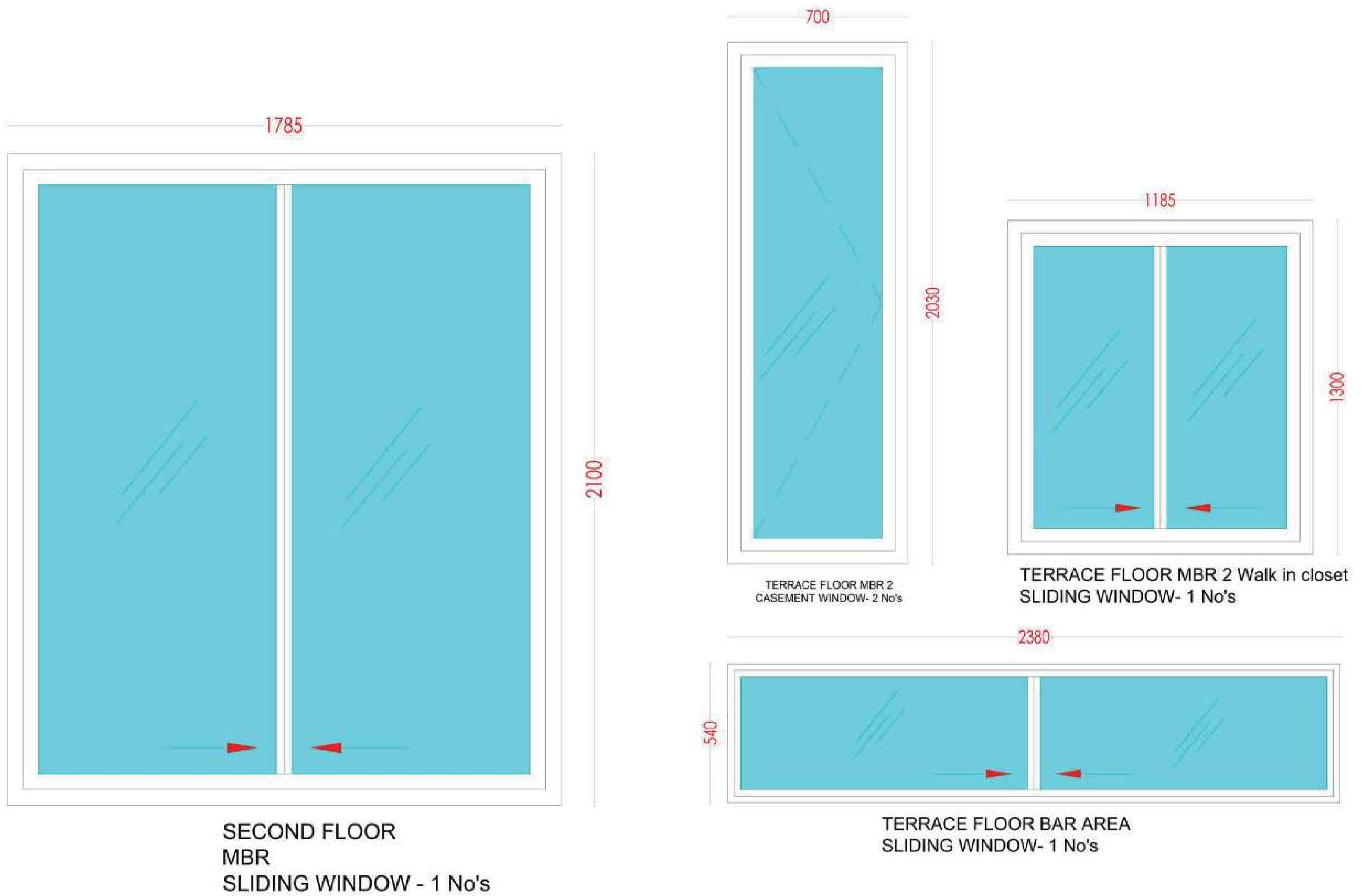


Door presentation will be provided for the main door, pooja door, walk-in closet, bedroom, and bathroom doors.

- Following the selection of design options, detailed drawings will be meticulously prepared.
- No revisions can be accommodated after the release of the detailed drawings.
- The drafting process is anticipated to span 5 working days.

Note: Any modifications to the Doors presentation will result in an additional cost of ₹3,000 per revision. Clients are encouraged to share their ideas and references before finalizing the designs.

UPVC DRAWING

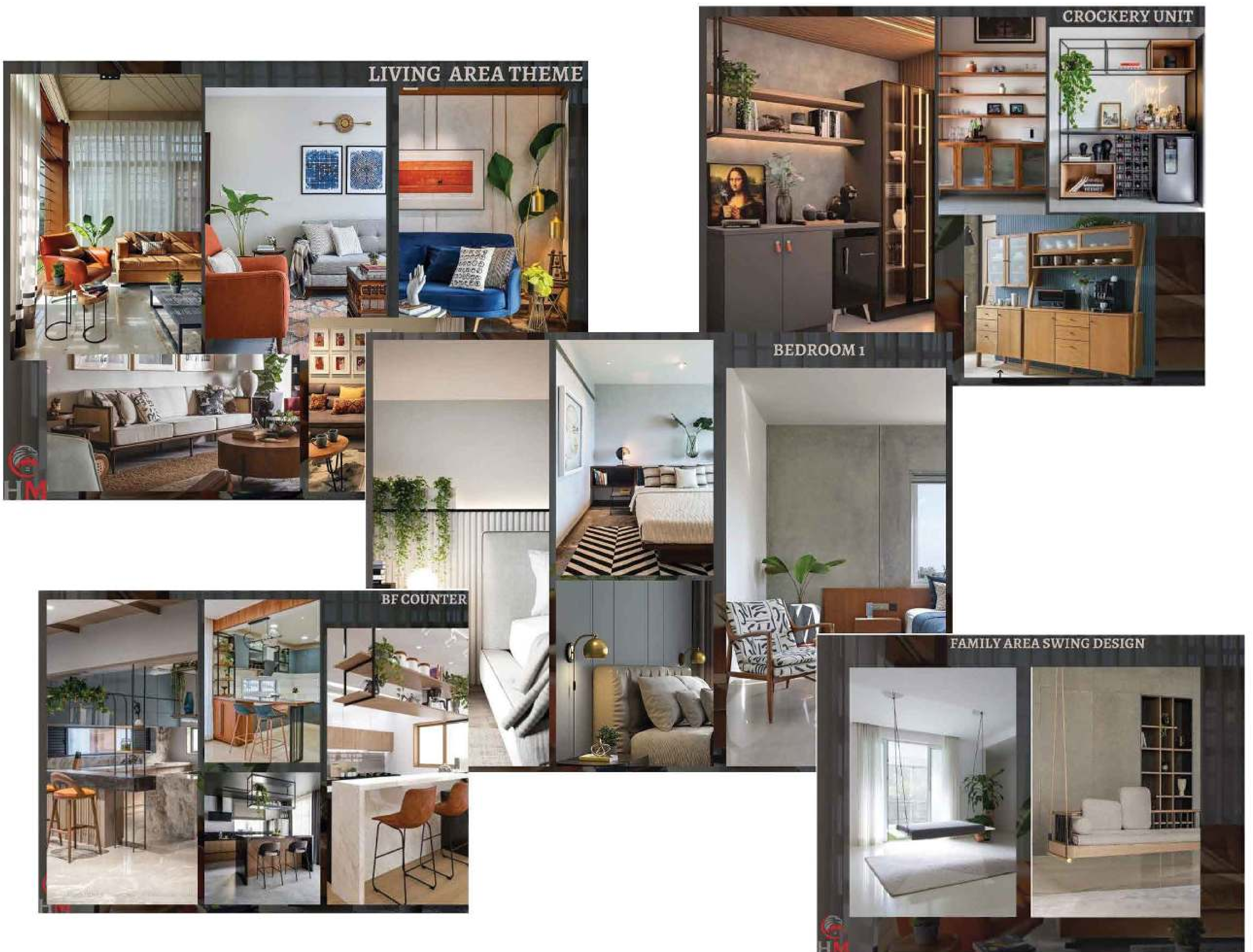


Comprehensive UPVC drawings for all windows will be provided.

- No revisions can be accommodated after the release of the detailed drawings.
- The drafting process is anticipated to span 5 working days.

Note: Any modifications to the UPVC drawing will incur an additional cost of ₹3,000 per revision.

INTERIOR PRESENTATION

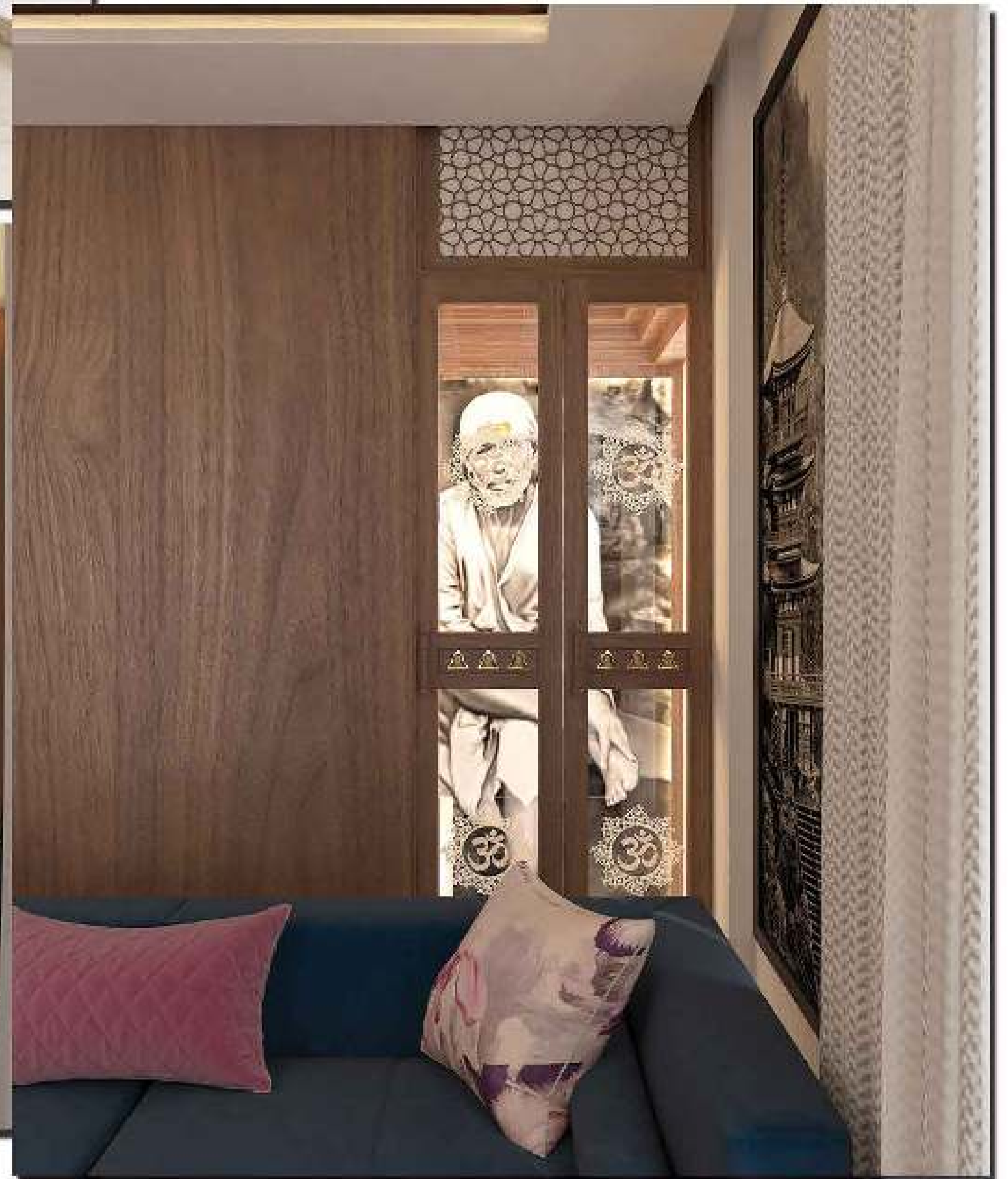


An initial presentation will be crafted to capture the theme preferences for the home, accompanied by a mood board.

- Upon selecting designs from the presentation, detailed 3D and 2D working drawings will be prepared.
- The design presentation allows for one revision; any additional revisions will incur charges of ₹3,000 per presentation.
- The drafting process is anticipated to span 5 working days for initial completion. Subsequent modifications and revisions will then require an additional 3 working days to ensure thorough and precise adjustments.

Clients are encouraged to share their references and ideas before finalizing the design.

3D INTERIOR VIEWS



Upon selection of designs from the initial presentation, a detailed 3D view will be provided for each room.

- Each room can feature a maximum of 5 views, encompassing all four walls and the roof.
- The drafting process is anticipated to span 20 working days for initial completion. Subsequent modifications and revisions will then require an additional 10 working days to ensure thorough and precise adjustments. (5 views for each room of all floor)

Up to 2 revisions can be made per room; any additional revisions will incur charges of Rs. 5,000 per render

FALSE CEILING DRAWING

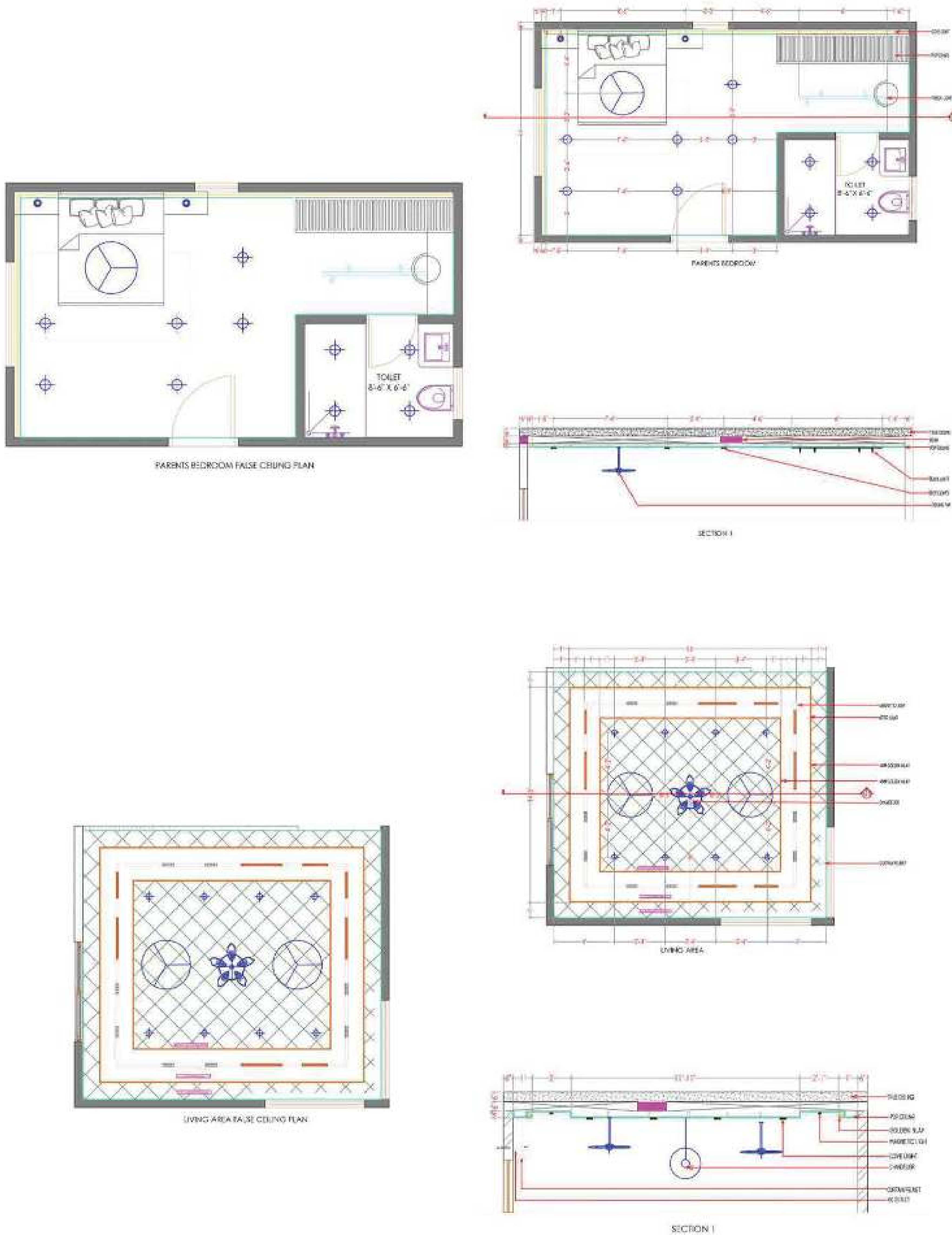
MODEST



ORNATE



BASIC



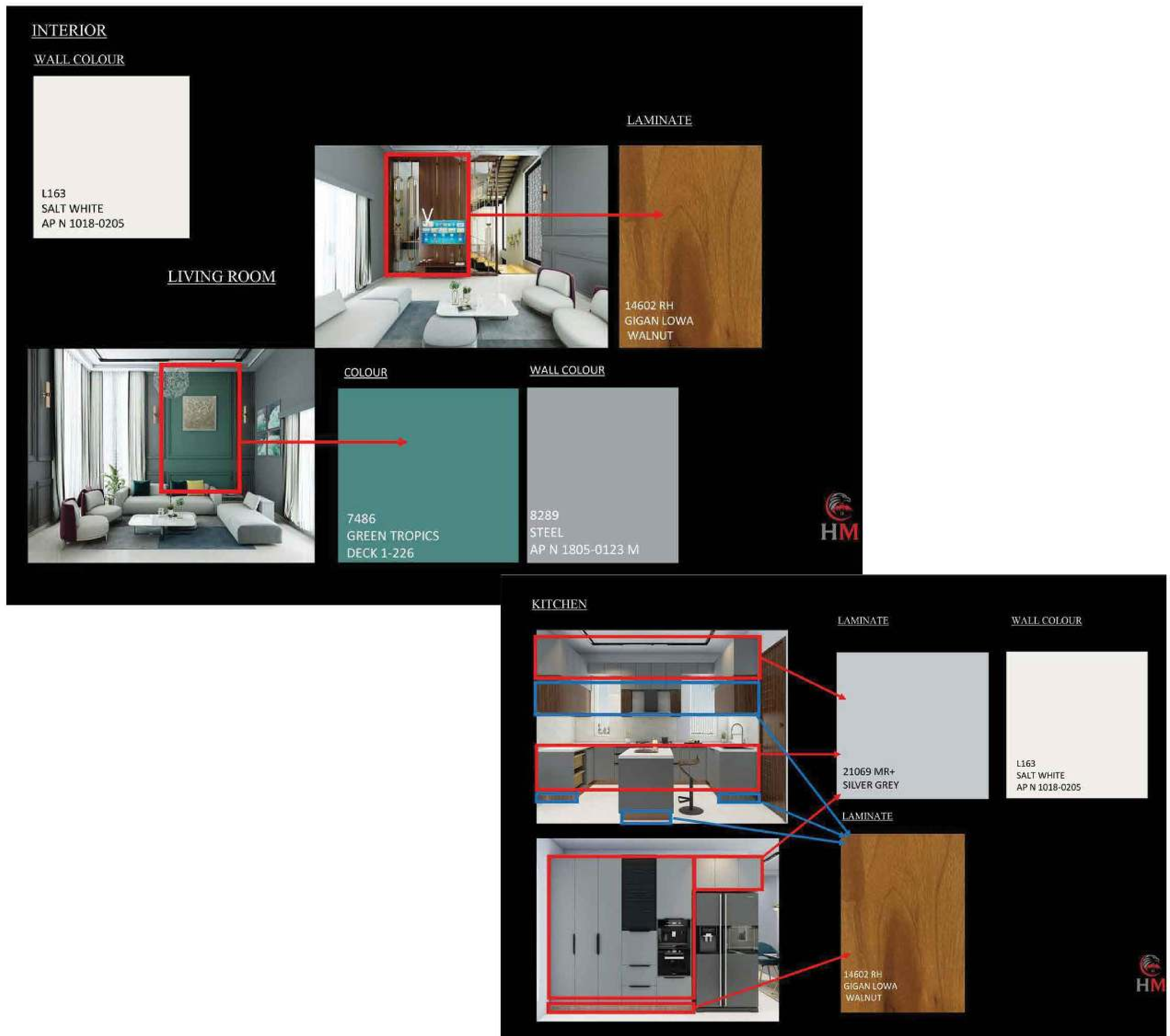
2D false ceiling drawings will be provided upon finalizing the design selection.

- The 2D drawing process initiates only after the design is confirmed, and no revisions can be made once the drawing is released.
- The drafting process is anticipated to span 3 working days for initial completion. Subsequent modifications and revisions will then require an additional 2 working days to ensure thorough and precise adjustments.

Note: Any modifications to the false ceiling drawing will incur an additional cost of ₹3,000 per revision. Clients are encouraged to share their references and ideas before finalizing the design

EXTERIOR/INTERIOR

PAINT COLOUR CODE



Specific color codes corresponding to each wall will be provided based on the interior color theme.

- No options will be available after the final color codes are released, as they are dependent on the selected 3D interiors.

-The drafting process is anticipated to span 3 working days.

Any changes to the color scheme can be accommodated at an additional cost of ₹3,000 per presentation

DESIGNER LIGHT SELECTION

HANGING LIGHT – 2 NO.



GUEST BEDROOM



OPTION 1



WALL LIGHT – 6 NO.

STAIRCASE
LIGHT



Designer lighting options will be chosen from the curated catalogue available at our office premises.

- The selection of lights will be aligned with the overall interior theme.

-The drafting process is anticipated to span 10 working days for Designer lights/curtains/furniture and another 5 workig days if any changes has to be made.

Clients are welcome to make their own selections from the provided catalogue.

ARCHITECTURAL PACKAGE

DRAWING LIST FOR ARCHITECTURAL SERVICES				
Sl. No	Particulars	No. of Options/ Plan	No. of Revisions	Revision/ fresh design charges
1	2D Floor Plan (All Floors)	3	2	₹10,000/Plan
2	Centerline Drawing	1	-	₹3,000/Change
3	Plinth Beam & UG Sump	1	-	₹3,000/Change
4	3D Elevation	3	2	₹15,000/Render
5	2D Elevation Working Drawing	1	-	₹3,000/Change
6	2D working Drawing (All Floors)	1	-	₹3,000/Change
7	Structural Drawings (All Floors): -Slab & Beam Layout. -Structural Analysis report	1	-	₹3,000/Change
8	Sunshade/ Chajja Drawing	1	-	₹3,000/Change
9	Roof Electrical Layout (All Floors)	1	-	₹3,000/Change
10	Wall Electrical Layout (All Floors)	1	1	₹3,000/Change
11	Electrical Looping Drawing (All Floor)	1	-	₹3,000/Change
12	Plumbing Layout (All Floors)	1	-	₹3,000/Change
13	Sanitary Ware Selection	-	-	-
14	Fabrication Presentation	1	1	₹5,000/Change
15	Fabrication Drawing	1	-	₹5,000/Change
16	Flooring Layout	1	-	₹5,000/Change
17	Flooring Material Selection	-	-	-
17	Door Presentation	1	-	₹3,000/Change
18	Doors 2D Drawing	1	-	₹3,000/Change
19	2D UPVC drawing	1	-	₹3,000/Change
20	Interior Design Presentation	1	1	₹3000/Presentation
21	Interior Laminate & Color Selection	-	-	-
22	3D Interior Views	1	2	₹5000/Render
23	2D Interior Drawing	1	-	₹3,000/Change
24	False Ceiling Presentation	1	-	₹3,000/Change
25	2D False ceiling Drawing	1	-	₹3,000/Change
26	Interior/ Exterior Paint Codes	1	-	₹3,000/Change
27	Designer Lights Selections	1	-	₹3,000/Change
28	Curtains Selection	1	-	-
29	Furniture Selection	1	-	-
₹3,00,000/- (GST @18% shall be applicable)				

DRAWING LIST FOR INTERIOR SERVICES				
1	Interior Design Presentation	1	1	₹3000/Presentation
2	Interior Laminate & Color Selection	-	-	-
3	3D Interior Views	1	2	₹5000/Render
4	2D Interior Drawing	1	-	₹3,000/Change
5	False Ceiling Presentation	1	-	₹3,000/Change
6	2D False ceiling Drawing	1	-	₹3,000/Change
7	Interior/ Exterior Paint Codes	1	-	₹3,000/Change
8	Designer Lights Selections	1	-	₹3,000/Change
9	Curtains Selection	1	-	-
10	Furniture Selection	1	-	-
₹2,00,000/- (GST @18% shall be applicable)				
BOQ (material selection and detailed pricing) is Complimentary from the house of Harishmane Infratech				

ARCHITECTURAL PACKAGE

ENGINEERING SERVICES		
1	Architect/ Interior Designer Site Visit	₹5,000/Visit
2	Engineer Site Visit	₹10,000/Visit
3	Senior Project Manager/ Structural Engineer visit	₹15,000/Visit

TERMS & CONDITIONS	
1	Drawings shall commence after receiving 100% payment in advance.
2	Revision/ re-work charges has to be paid in advance to proceed with the changes/ revision.
3	All drawings shall be submitted within 45 working days from receiving the order however timeline may vary as per client selection.
4	Site visit charges are applicable only for Bangalore city limits, for out of Bangalore projects travelling fees shall be applicable.
5	Material selection shall happen in the premises of Harishmane, for few exclusive materials we may have to visit the store/ experience centre within Bangalore city limits.
6	Sitevisit charges are not applicable if the project gets signed up for Harishmane.
7	Harishmane shall not be responsible if client does not follow the recommended construction standards.

FAQ

1) WHAT ARE THE SERVICES YOU ARE PROVIDING?

Architectural services, Construction, Interiors, Landscaping, Furniture's, Home Decor.

2) CAN WE GET ONLY THE FLOOR PLAN DESIGNS?

No, we don't provide only the floor plan designs, as it is a complete Architectural Package

3) IS THE ADVANCE REFUNDABLE IF WE ARE NOT GOING WITH YOU?

The advance amount is Non-refundable, as the amount is paid for the Architectural Package.

4) CAN WE CHANGE THE MATERIALS IN THE EXECUTION STAGE?

Yes, materials can be changed in the execution stage. The difference amount has to be paid prior to making the changes of the materials and the same shall be reflected in the Quotation.

6) WHAT IS YOUR PER SQFT CHARGES?

We are providing BOQ (Bill of Quantities) system, in which the cost will be depending upon the material selection and the scope of work which the clients choose. So the per sqft charges wont do the justification

7) WE HAVE A BUDGET, CAN YOU DO THE CONSTRUCTION IN THAT BUDGET?

As we are providing the BOQ system we can only assist the clients in selecting the materials as per their requirement based on their budget.

8) WHAT ARE THE QUALITY CHECKS THAT YOU PERFORM ON THE SITE?

There will be a Work Plan Schedule for the site from the start date until the finishing stage, each stage of work will be taken proper approval from the client before executed in the site and there will be a Specified Quality check right after each stage of work is completed.

FAQ

9) WHAT IF THE PRICES OF THE MATERIAL INCREASE WHEN THE PROJECT IS ONGOING, WOULD THERE BE A PRICE ESCALATION?

If there is a price hike for materials in the market, up to 3% of the hike will be borne by the company any further increase in the price will be borne equally by the client and the company.

10) HOW MANY FLOOR PLANS DESIGNS DO WE GET?

Get up to 3 Conceptual plans designed closely to suit your requirements.

11) HOW MANY REVISIONS CAN WE MAKE IT IN THE PLAN DESIGNS?

The selected option allows for up to 2 Revisions; thereafter, any further revisions or a new plan will incur additional charges.

12) WHAT IS A CARPET AREA, BUILT-UP AREA, SUPER BUILT-UP AREA?

Carpet area is the total usable area inside the house that can be covered by Carpet. The carpet area excludes the balcony and other utility areas but does include the area covered by internal walls. Built-up Area is the sum of carpet area plus the area covered by the balcony, terrace, and other utility as well. The Super built-up area is the total sum of the built-up area and space occupied by tank room, head room, compound wall, sump area, parapet wall.

13) HOW ACURATE WILL BE YOUR PROJECT TIMELINE?

As we are using MSP software, the project timeline will be scheduled accordingly. However, the timeline of the project depends on several factors such as raw material availability, labour availability, government norms, payment schedule from the client and the scope of work.

14) HOW DO YOU ENSURE TIMELY DELIVERY OF WORK?

There will be a Work Plan Schedule for the site from the start date until the finishing stage



HARISHMANE INFRATECH PVT LTD

Personification of Quality

ARCHITECTURAL DESIGNS | CONSTRUCTION SERVICES
INTERIORS & RENOVATION

No. 77, Hope Church road, K. Channasandra, Post
Horamavu, Bengaluru, Karnataka 560043

www.harishmane.com

