



# INFINITE BUILDING TECHNOLOGIES

EXCELLENCE UNLIMITED



## Introduction

Infinite building Technologies is a professionally managed RE services company engaged in

- ✓ Design of Residential, Commercial, IT, Retail, Hotel & Hospital Buildings
- ✓ Provide complete Development Management Services and monitoring services from start to finish
- ✓ Provide Economical & sustainable Design Solutions with focus on Quality & Safety for various Asset classes including Master Planning, Architecture, Structural, MEP & Landscape works



## *Vision & Mission*

- ❖ To be a leader in Design Management & Development Services by providing Sustainable Design Solutions to Stake holders.
- ❖ To provide Professional Design Solutions with passion to make Efficient Design available to all.



## Team

The team is a consortium of experts in various fields for delivering the services like

- Technical Due Diligence Of Land And Properties
- Feasibility And Market Studies
- Master Planning And Design Services
- Budget And Budget Control
- Contracts And Contract Management Including Procurement
- Development Management Services
- Billing & certification
- Asset Management Services



## Why IBT...

- Constituted as an Organisation whose members have over a 75+ years of experience put together in Land Development, Design Management, Cost Management, Development Management, And Individually Associated With Top 10 Companies In India
- Established with the main purpose of providing end to end solution for Developers/Land Owners who are envisioned for their growth in Real Estate.
- Maintain transparency and confidentially in dealings with personalized service to its clients
- To create a platform for land owners to visualise the ideas about the development potential which their land can fetch.
- Inspired teams naturally provide excellent and dedicated client service. Therefore, we've created a workplace where opinions are respected, where everyone is invited to contribute to the success of our business.
- Provide most Optimized Cost, Sustainable Design Solutions Added With Project Monitoring With Quality, Safety As Focus



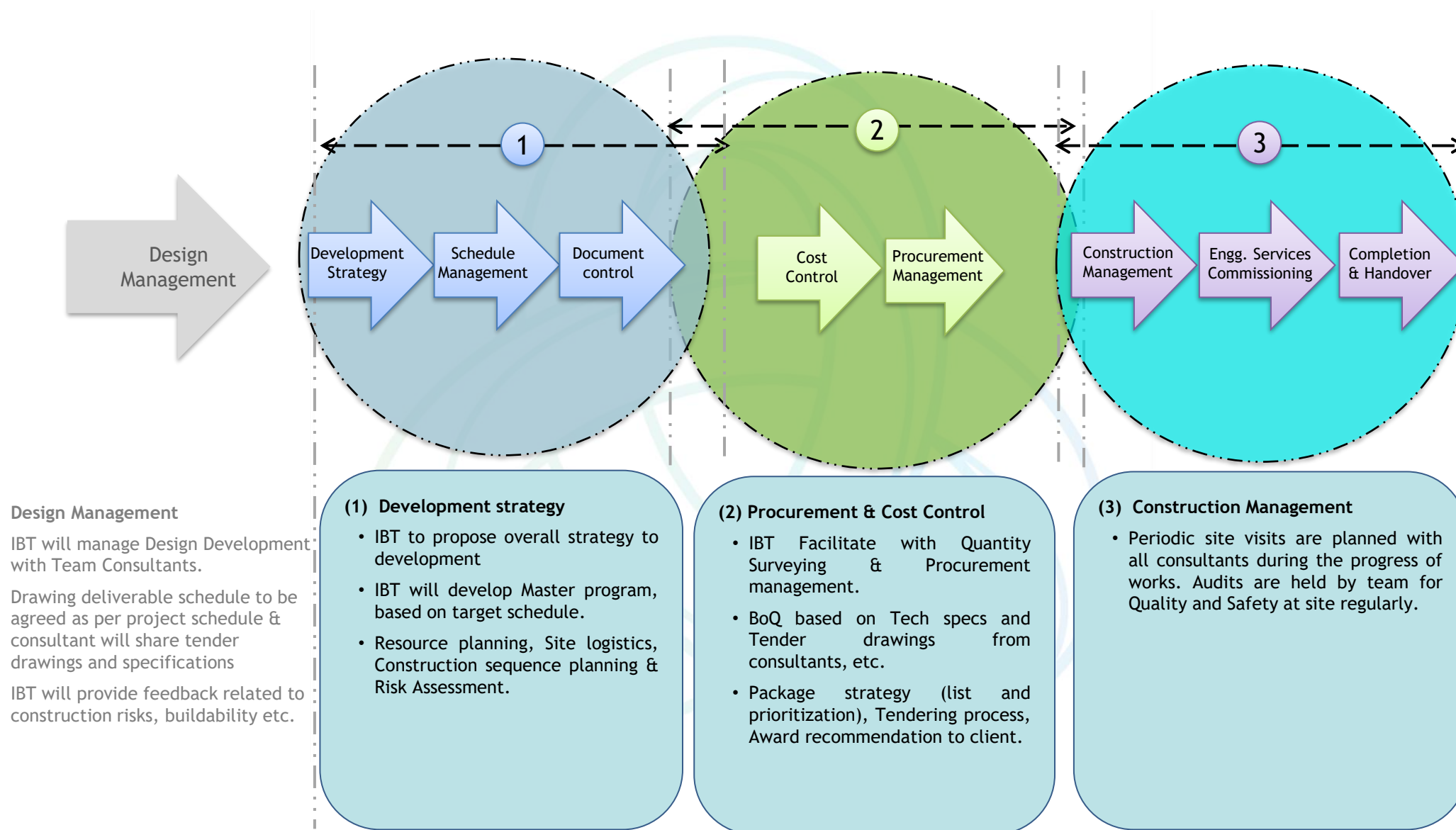
# Brief Profile

SHOBHA N V, B.E, M.B.A, F.I.V

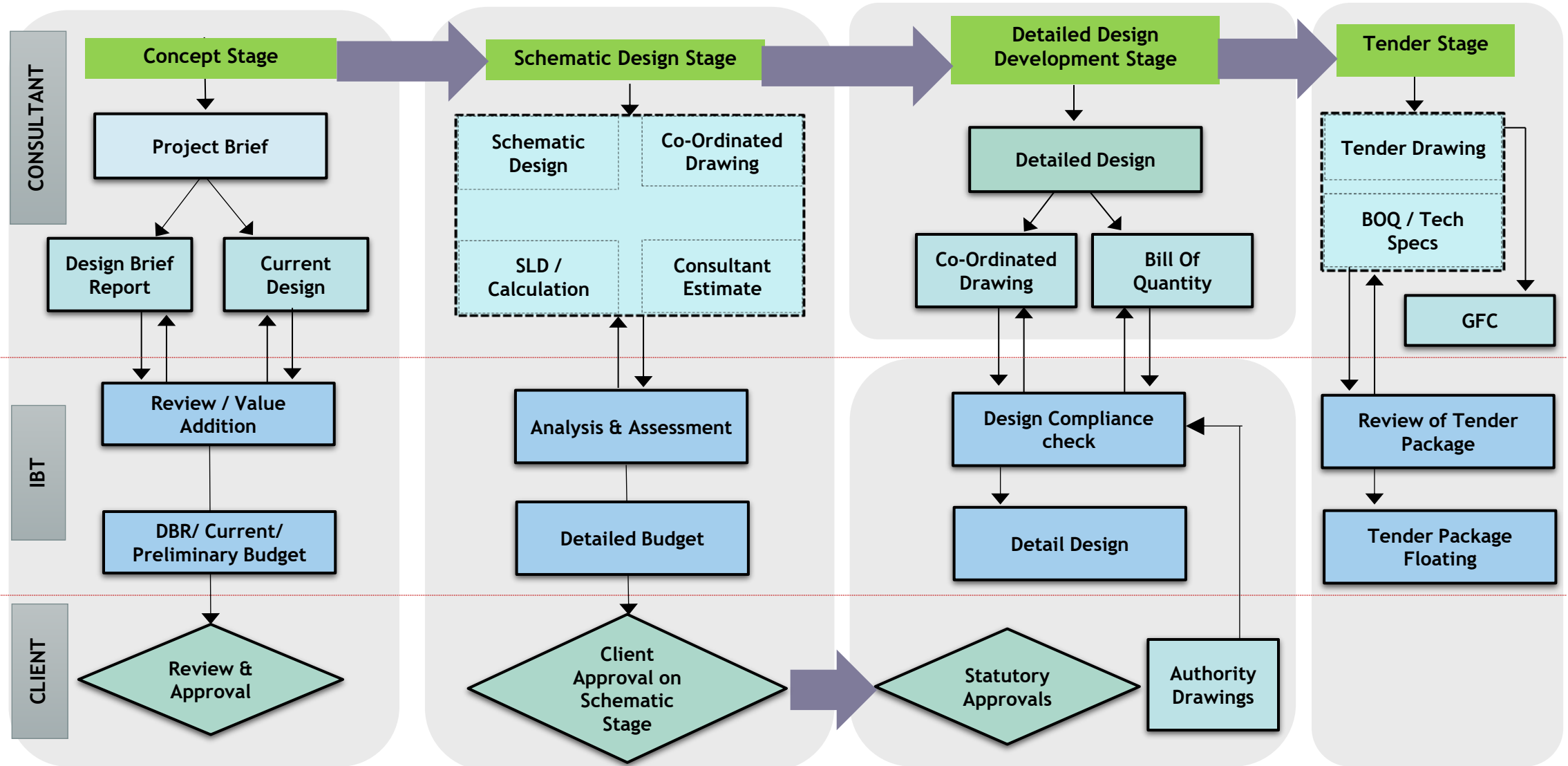
- Over 25+ years of experience in Design Management, Planning, Procurement, Value Engineering, Technical Due Diligence, Market Studies & Feasibilities, Project Monitoring, Construction Management, Quality Control, And With Full Knowledge On Latest Codes Of Practices, NBC Of India And Other Development Control Rules Of major Indian Cities Bangalore, Hyderabad, Chennai, Pune . Instrumental in Design & Planning of 50.2 million Sft of development under all major industry verticals Commercial, Retail, Integrated Townships, IT Parks, Master Planning, Hospitality, Residential Mixed use, Schools, etc.
- Has been associated with various builders in earlier assignments & has been a key driver, passionate about bringing out the most Optimal & Efficient Design to suit the consumer requirements & market standards.
- Was awarded “Women Super Achiever Award for Excellence in Real Estate Sector” under National awards for Women Leadership awards 2020 by CMO Asia/CMO Global.
- To name a few iconic projects associated through the journey are - Brigade Gateway, Brigade Metropolis, Brigade South parade, Brigade Tech Park, Brigade Coronet, Brigade Homestead I & II, Mantri Square mall, Mantri Tranquil, Mantri Synergy, Mantri Cosmos, Mantri Espana, Mantri Celestia, Ascendas one Hub Gurgaon, Ascendas one Hub Pune, Century Ethos, Century Central, Century Breeze, Bollineni Bion, Bollineni Hillside, Bollineni Silas, Bollineni Astra, Bollineni Zion, Bollineni Renata, etc.



## Scope of works

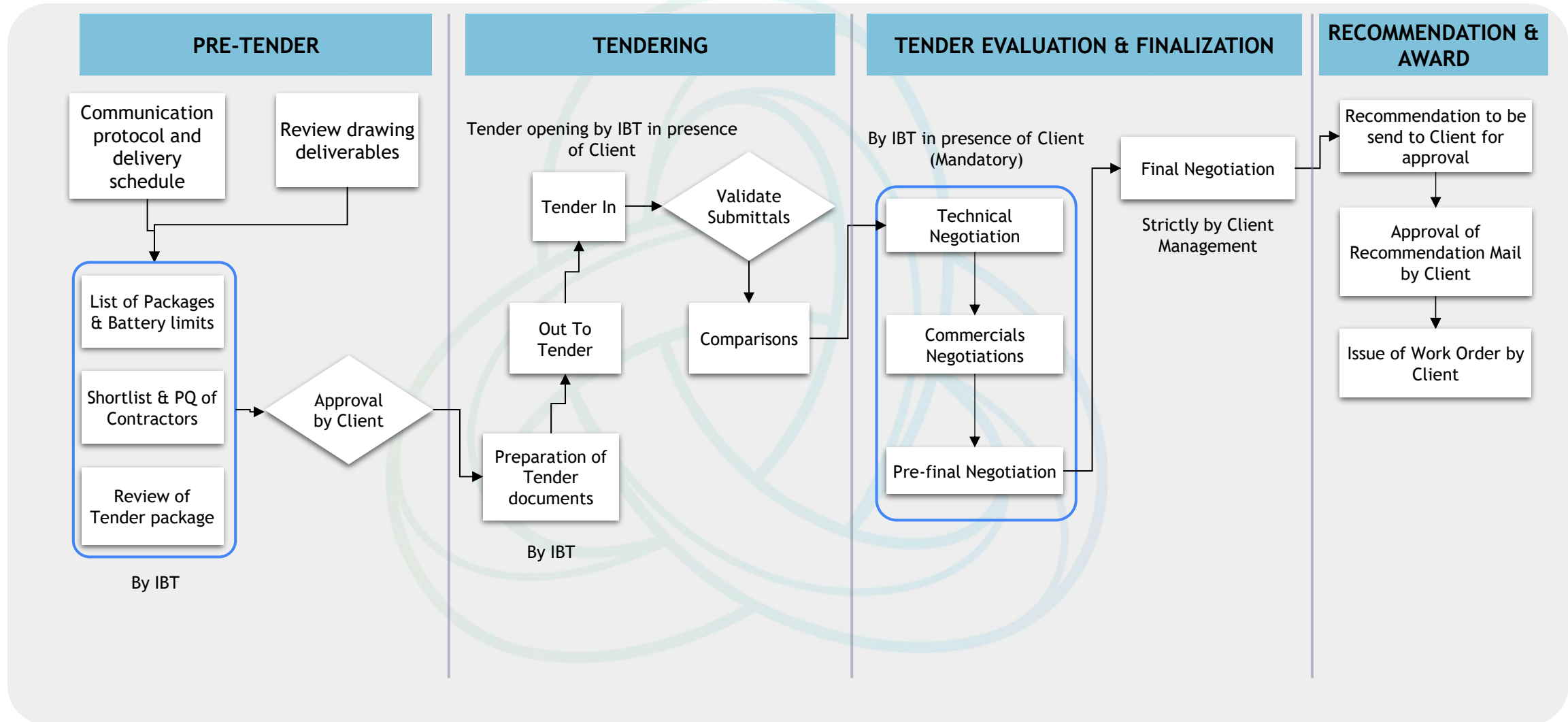


## Design Management Stage (Typical Process Flow)





## Procurement Management (Typical Process Flow)





## Approach to Construction Management

Key tools/ methodology while undertaking construction activities at site

### Kick-off Meeting

- Convened at site immediately by IBT after award of Contract involving consultants, contractors.
- All modalities, information management plan, communication protocol, drawing schedule, construction schedule, site logistics are agreed upon.
- Contractor's procedure manual (CPM) will be handed over to the respective contractors for compliance.



### Site Logistics Plan

The contractor to formulate a detailed site logistics plan showing access routes, movement of construction material, temporary hoarding, material storage / fabrication yards, etc.

### Project Monitoring

Detailed project monitoring on a continuous basis gets done by IBT. This involves

#### Detailed Micro Schedule

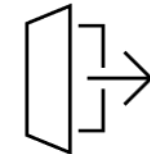
The Contractor will be required to, in consultation with IBT, break-up the detailed schedule into further sub-activities for a **day-to-day monitoring**. This micro schedule is extremely effective to expedite critical sub-structure works, like retaining wall formwork movement, etc.

- **Material procurement schedule** to be submitted by Contractor and reviewed / got approved.
- **Resource (material / manpower) deployment histograms.**



### Material Monitoring

A complete and detailed monitoring of critical **construction material and equipment** is key to successful implementation of project. Material trackers are maintained to track delivery and consumption of material and equipment.





## Housekeeping

- Housekeeping maintenance register to be regularly updated Construction materials to be **stacked in designated areas** only.
- Driveway & vehicle **access routes** to be demarcated and clear of any obstruction.
- **Garbage bins** to be at designated locations.
- Scrap construction material to be **stacked temporarily** in designated locations.
- Water spillage / stagnation to be cleared-off.



## Quality

- Quality has to be imbibed in the process and not only controlled at a particular step or an event. **Quality Control and Assurance** is IBT's prime responsibility. To ensure that the end quality is achieved, **continuous involvement** is required to ensure the same from commencement to completion. Following practices assist in assurance of satisfactory quality levels.
- Use of **Method Statements**
- Instigation a system of design approval
- Ensuring **Material Approval**
- Erection of **mock-ups / Control Samples** for Approval
- Adherence to Quality Standards by use of **Checklists**
- Use of **Non-Compliance Reports**



## **Handing over & close out**

IBT approach to Project handover stage involves:

- Preparation, issuing and monitoring of detailed **Punch list** for each and every package.
- Certifying completion of the Punch list.
- Monitor submission and approval as per the **Client's HOTO Checklist**
  - As Built drawings / List of tools and tackles / Operation & Maintenance Manuals
  - Test Certificates / Guarantee / Warrantee
  - Attic Stock
  - Training Manuals
  - Third Party Testing & Commissioning Report
- Issue of **Final Completion Certificates**, on behalf of the Client.
- Certification and recommendation of Contractor's final bills.

IBT is responsible for coordinating with all Contractors for arranging above documentation which will then be handed over to the **Client's FM Team**, as a part of comprehensive Project closeout exercise.

Connect with us ..

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