

INSPIRED LIVING



**BAJRANG URBAN**

*Company With Values*



Unique Green Home Community at Pattabhipuram Main Road, Guntur

A LIFESTYLE TO DISTINGUISH  
YOURSELF FROM THE WORLD

[www.greengrace.in](http://www.greengrace.in)  
[www.bajrangurban.com](http://www.bajrangurban.com)



A project of  
ELURU JUTE MILLS PVT. LTD.  
(Property Division)

Project Managed by  
BAJRANG URBAN INFRA PVT. LTD.

A C A P T I V A T I N G P A S T

E X U D I N G I N S P L E N D O R

P R E S E R V E D F O R E V E R

The Green Grace is both a statement of modern architecture and a tribute to the historic character of the area where the glorious past of Guntur bestows a glorious future. It promises to fulfill the dream of a modern yet green gated community. With a banyan tree existing at the site that has witnessed history and will be there to witness your joy of life and a location compared to no other to spend an eternity this is where one lives in grace.



BAJRANG URBAN INFRA AND ELURU JUTE MILLS COLLABORATE WITH THEIR ULTIMATE  
THOUGHT PROCESS FOR A NEW DESIGN PHILOSOPHY IN CREATING THOUGHTFUL,  
LIVEABLE GREEN SPACES WITH AN UNWAVERING COMMITMENT.







A PLACE OF  
BEAUTIFUL BEGINNINGS



*an artistic rendering of green grace entrance arch view*





CONNECTING  
YOUR STARS TO  
SERENE REALITY.



*an artistic rendering of green grace temple with nakshatra vanam view*





ANYTIME JOG OR WALK  
UNDER THE SHADED TREES



*an artistic rendering of green grace jogging track between avenue trees view*





ALL YEAR ROUND  
REJUVENATION, PLEASURE & JOY



an artistic rendering of green grace all season swimming pool view





CELEBRATING  
EVERYTHING IN  
GRAND SCALE



*an artistic rendering of green grace outdoor party area view*





Professional Indoor shuttle courts



PERFECTLY DESIGNED  
TO GUIDE YOUR BODY



an artistic rendering of green grace professional indoor shuttle courts view



ARRIVE HOME  
AND LEAVE THE WORLD BEHIND



Drive into the established grand entrance designed with a driveway lined with tropical trees leading to the front porch. The same privacy and privilege is echoed at Green Grace, bringing back the nostalgia of the grand arrival in old stately mansions. Every minute you spend here is you relishing the past and living a comfortable secluded future midst the greens with amenities you deserve.



*an artistic rendering of green grace grand entrance view*





*an artistic rendering of green grace grand multipurpose open landscape view*



SHADED SEATING  
LOUNGES AND FLORA



*an artistic rendering of green grace grand walkway pergolas view*



*an artistic rendering of green grace grand landscape entrance view*

LEAFY LIFESTYLE  
AROUND THE BLOCKS



WELL LANDSCAPED  
WALK WAYS AROUND  
THE COMMUNITY





Introducing luxury Gated community residences, where one can experience a privileged life with nature. Green grace community consists of 3-Blocks and offers premium 500 plus Spacious 3 & 4 BHK residences and a few Sky villas. Green grace catches the eye with its Contemporary 18 floors, above the signature site at Pattabhipuram main road-Guntur managing by Bajrang Urban Infra pvt ltd. It is the latest master piece by Team One architects, who have designed many future land marks in Telugu States and India..

## HOMES NESTLED IN NATURE



*an artistic rendering of green grace birds eye view*



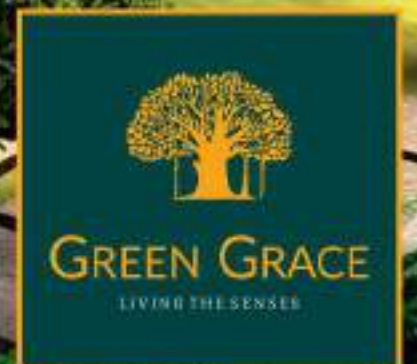
EVOLVE YOUR  
LIFE IN VERY NATURAL  
ENVIRONMENTS



These luxury, green spacious residences draw upon the natural elements to offer thoughtfully designed, practical and considered living spaces.

The building is defined by a facade of masonry 'Breeze Block' that expresses the architecture, provides visual privacy and filters sunlight for the resident.

It allows a sense of transition from a protected internal environment through to a partially enclosed and protected space to finally large and deep terraces that capture the natural sunlight.



*an artistic rendering of green grace designer landscape*





#### NATURE + APARTMENT



Green Grace is designed to maximize cross ventilation by creating dedicated breeze channels from the exterior of the building.

#### FILTERED LIGHT & PRIVACY



Beyond its aesthetic qualities, the big trees screen to protect the visual privacy of residents, acts as a thermal filter against sunlight and provides acoustic attenuation inside the apartments.

#### LUSH LANDSCAPES



Gardens are a key organising principle used in the planning of the building. Occupants will experience dedicated private and semi-private sub-tropical garden spaces that act as focal points for community engagements, covered landscape spaces in the still.

#### SPACIOUS BALCONIES



The garden terraces takes full advantage of climate by offering deep and shaded balconies for a relaxing experience.

#### QUALITY FIXTURES & FITTING



The green grace offers a careful selection of fixture and fittings, defining a practical space of convenience, quality and influence.





## H I - R I S E & H I E N D L I F E S T Y L E



**5.28 Acre**  
Nature-themed Community



**10,000sft.**  
Star Rated Club House



**High End  
Finishes**



**High Demand  
Lifestyle Design**

**18** Floors  
High-Rise Living



**3&4 BHK**  
Luxury Apartments &  
Sky Villas



**All Season  
Swimming  
Pool**



**Desirable  
Location**



**70%**  
Open Space



**100%**  
Vaasthu



**Peaceful &  
Green Areas**



**Well Connected**



**Kids Friendly**  
Secured Community  
Play Safe Design Themes



**Active &  
Natural Lifestyle**



**Exclusive Amenities  
On Your Doorstep**



**Right Investment**





LEGEND



- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>● Lotus Pond &amp; Water Feature</li> <li>● Security Cabin</li> <li>● Grand Entrance Plaza</li> <li>● Existing Wesarjaya Temple</li> <li>● Nakshatra Vastu - 27 Spiritual Trees</li> <li>● Visitors' Car Parking</li> <li>● 25' Wide Car Driveway</li> <li>● Swimming Pool Changing Rooms</li> <li>● Guest Chess</li> <li>● 600 Mts. Jogging Track</li> <li>● Semi Open Gym</li> <li>● Multipurpose Open Landscape</li> <li>● Indoor Party Area</li> <li>● Grand Entrance Corridor</li> <li>● Indoor Children Play Area</li> <li>● Outdoor Gym</li> </ul> | <ul style="list-style-type: none"> <li>● Half Basket Ball Court</li> <li>● Pantheon/Ala Panchaloka Arjuna's Temple</li> <li>● Two Cricket Nets</li> <li>● Outdoor Party Area</li> <li>● Winter Garden</li> <li>● Car Parking</li> <li>● Natural Central Park</li> <li>● All Season Swimming Pool</li> <li>● Summer Garden</li> <li>● Multipurpose Open Landscape</li> <li>● Stiles Lounge</li> <li>● Open Yoga Lawn</li> <li>● Zen Garden &amp; Rock Garden</li> <li>● Perennial Forest</li> <li>● Cornerstone</li> <li>● Tully Garden</li> </ul> |
|--|---|







ROSE  
BLOCK



JASMINE  
BLOCK



LOTUS  
BLOCK





## H I G H L I G H T S

- Project managed by Bajrang Urban Infra Pvt Ltd.
- Project owned by Eluru Jute Mills Pvt Ltd.
- Situated at Pattabhippuram Main Road
- IGBC Certified Eco Friendly Project
- 18 floors High-rise living
- 3 Residential Blocks + Commercial Block
- Futuristic Community
- International Standard Module
- Star Rated 10,000sqft of Clubhouse
- Designer Landscapes
- High-End Finishes
- 500+ Flats & Sky Villas
- 3 and 4 BHK Units & Sky Villas
- Kids Friendly Environment



an artistic rendering of green grace night elevation view





## OUTDOOR AMENITIES

- NAKSHATRA VANAM (27 TREES)
- 2 CRICKET NETS
- PANCHAMUKHA PANCHALOKHA ANJANEYA TEMPLE
- HALF BASKET BALL COURT
- NATURAL CENTRAL PARK
- OPEN YOGA LAWN
- OUTDOOR GYM
- GIANT CHESS
- ELDERS LOUNGE
- TODDLERS PLAY AREA
- SWINGS FOR KIDS
- JOGGING TRACK
- CYCLING TRACK
- SENSUAL GARDEN
- GARDENS & LILY POND



## PERFECTLY PLACED

- WELCOME LOUNGE AREA
- FITNESS CENTRE WITH STATE OF THE ART GYM
- WELLNESS CENTRE WITH SPA STEAM & SAUNA
- GAZEBOS & OPEN SIT OUTS
- WI-FI ENABLED CLUB HOUSE
- PARTY LAWN
- MULTIPURPOSE HALL

## INDOOR AMENITIES

- TWO PROFESSIONAL INDOOR SHUTTLE COURTS
- ALL SEASON SWIMMING POOL
- TODDLERS POOL
- CHANGING ROOMS
- TABLE TENNIS & CARROM
- DAY CARE/PRESCHOOL

## LUXURY FEATURES







3 BHK (EAST) 1650 SFT (TYPE1)



3 BHK (EAST) 1450 SFT



3 BHK (EAST) 1450 SFT



3 BHK (EAST) 1450 SFT



3 BHK (EAST) 1450 SFT



3 BHK (EAST) 2100 SFT (TYPE1)



3 BHK (EAST) 1650 SFT (TYPE 2)



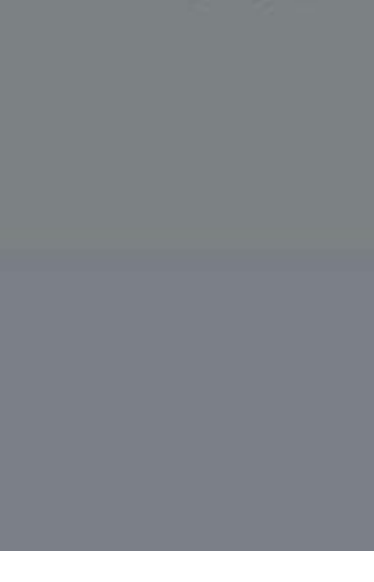
3 BHK (WEST) 1650 SFT



3 BHK (WEST) 1450 SFT



3 BHK (WEST) 1450 SFT



3 BHK (WEST) 1450 SFT



3 BHK (WEST) 1450 SFT



3 BHK (EAST) 2100 SFT (TYPE2)



3 BHK (WEST) 2100 SFT





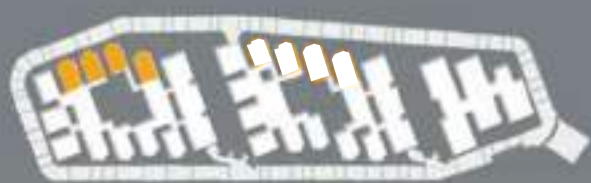








East  
1450<sub>sft</sub>



ENTRY



East  
1650<sub>sft</sub>  
(TYPE1)

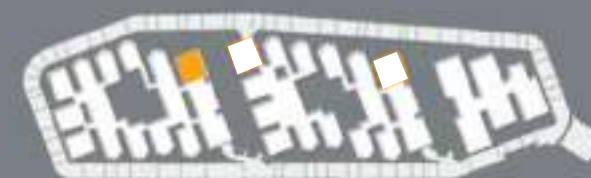


ENTRY

East  
1650<sub>sft</sub>  
(TYPE2)



ENTRY



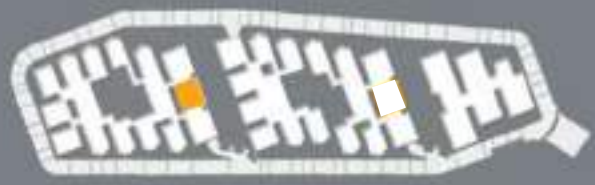
East  
2100<sub>sft</sub>  
(TYPE1)



ENTRY



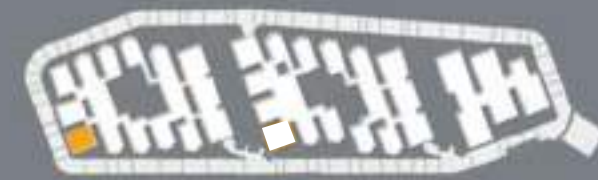
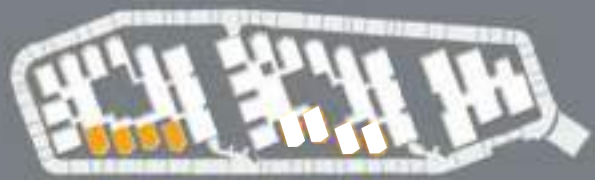
East  
2100<sub>sft</sub>  
(TYPE2)



East  
2800<sub>sft</sub>



West  
1450<sub>sft</sub>



West  
1650<sub>sft</sub>





West  
2100<sub>sft</sub>



West  
2800<sub>sft</sub>  
(TYPE1)



West  
2800<sub>sft</sub>  
(TYPE2)





East  
2215sft



West  
2165sft



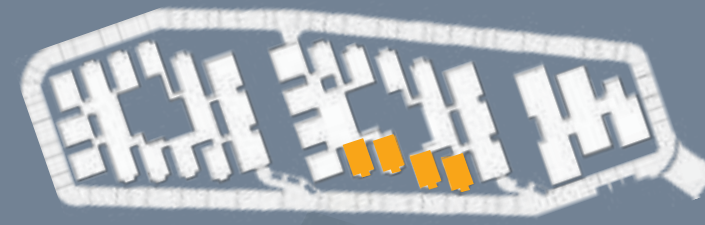
East  
2165sft







East  
1695sft



West  
1685sft



West  
1695sft



East  
1685sft





# SPECIFICATIONS



**FOUNDATION & STRUCTURAL FRAME**  
RCC framed structure to withstand wind & seismic loads



**SUPER STRUCTURE**  
CC/CLAY/AAC/Any other equivalent



**PLASTERING**  
External Walls: 20mm thick Sponge finished cement plaster .  
Internal Walls: 12mm thick Smooth finished surface cement plaster / wall putty



**JOINERY WORKS**  
**MAIN DOOR/BED ROOMS DOORS :**  
Main Door frame: Elegantly designed engineered wood frame with flush shutter (single)laminated fitted with hard ware  
Internal doors: Engineered wood frame with flush shutter laminated fitted with hard ware



**TOILET & UTILITY DOORS, WINDOWS :** Engineered wood with flush shutter laminated / painted on both sides fitted with hard ware  
**BALCONIES :** 2-track UPVC sliding doors  
Windows : 2½-track UPVC sliding doors with mosquito mesh provision



**PAINTING**  
External : Combination of texture and lappam finish with external emulsion paint as per architectural features.  
Internal : Smooth cement finish with two coats of putty, one coat primer and two coats of premium acrylic emulsion paint of best brands.



**FLOORING**  
Living, Dining, Bed rooms and Kitchen : 600x600mm vitrified tiles



All specifications are carefully considered to ensure long lasting quality, great comfort and pleasing aesthetics. Attention to detail is evident throughout the apartments.

**TOILETS :** Ceramic tiles dado upto door height.

Anti skid Ceramic tiles for flooring.

Corridors : Anti skid vitrified tiles

Common Lobbies : Granite/ vitrified Tiles combination flooring as per design

Lift Lobby : Granite/vitrified Tiles flooring as per design

Staircase : Up to 2 floors granite and balance anti-skid tiles.



**TILE CLADDING**

Kitchen : Dadoing in kitchen: Glazed Ceramic Tiles dado up to 2' height above kitchen platform

Toilets : Glazed ceramic tile dado up to lintel height.

Utility and Wash : Ceramic vitrified tile dado up to 3' height

Lift Lobby : Granite/vitrified Tiles flooring as per design.



**KITCHEN/ UTILITY**

Platform & Sink : Granite platform with stainless steel sink

Water Connections : Municipal water (GMC) as per availability along with bore well water

Provision for fixing of water RO system

Exhausts : Provision for Chimney exhaust and Chimney's Socket .

Utility / Wash : provision for Dish washer & Washing machine in utility area



**TOILETS**

Wash basins of architecturally approved brand.

EWC of floor mounted or wall mounted type as per approved architectural intent

Provision of geysers, light point and exhaust fan point in all bathrooms



**ELECTRICAL**

Main : Miniature Circuit Breakers ( MCB) for each distribution board.

2 no.s of 5 amps socket provision for cable point

3 phase supply for each point

Bedrooms : Power outlets for air conditioners in living and bedrooms

Kitchen : Provision for Power plugs for cooking range Chimney, Refrigerators, Microwave oven, Mixer in kitchen.

Provision for Dishwasher and Washing machine in utility area

Toilets : Power outlets for Geysers in all bathrooms. 5 Amp socket near by mirror.



**TELECOM**

Provision for Telephone points in Master bedroom, living room.

Provision for Intercom facility to all the units and connecting Security to living room

CABLE TV : Provision for cable connection in all bed rooms & living room.

INTERNET : One Internet socket provision in each apartment.



**LIFTS :**

Passenger lifts with rescue device with V3F for energy efficiency with granit/tile cladding and one service lift. Lifts are designed as per the architectural and engineering intent.

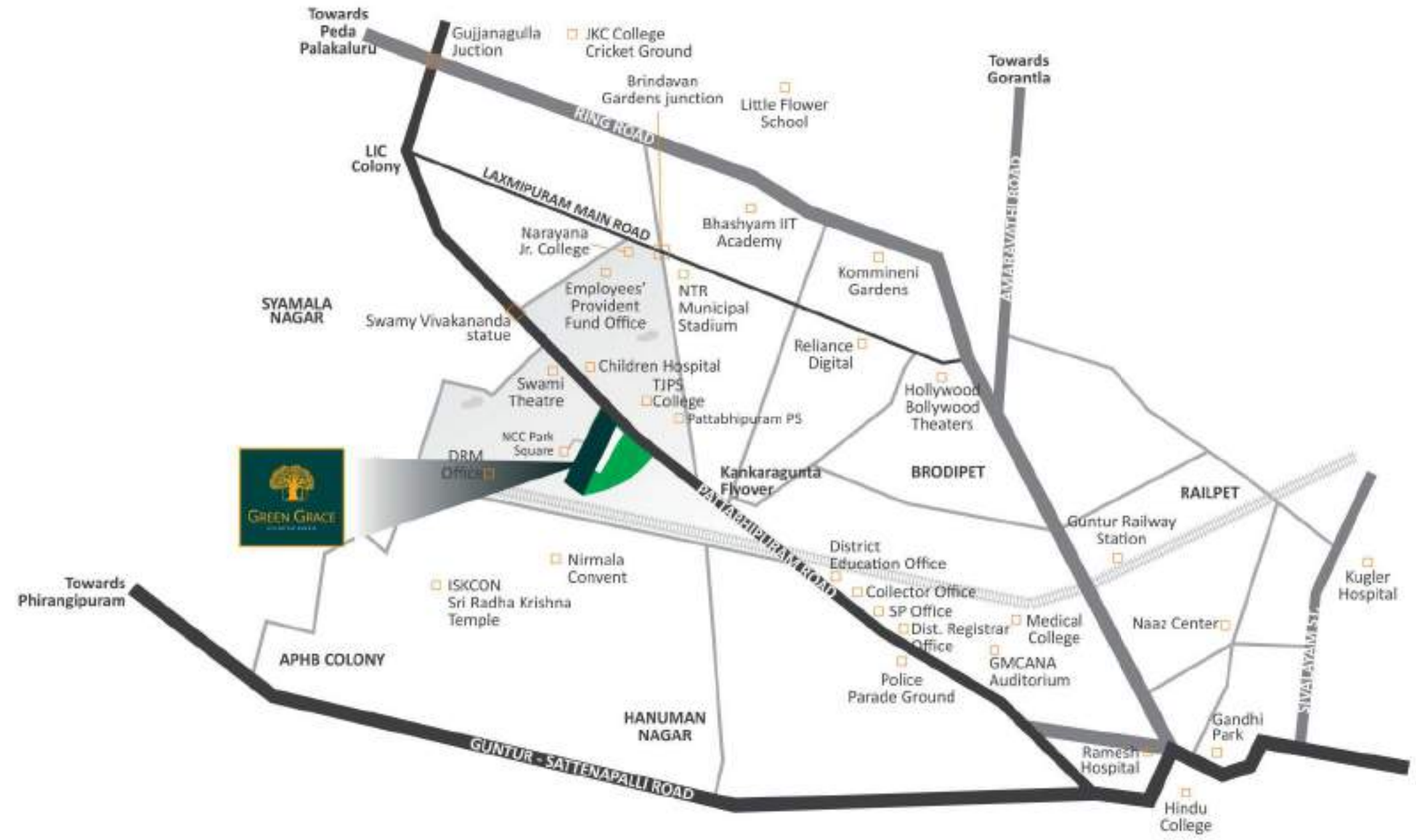
**PARKING MANAGEMENT :** Entire parking is well designed to suit the number of car parks required. Parking signages' and equipment at required place to improve driving comfort.

Provision for car charging will be provided at appropriate 2 to 3 locations'.





# LOCATION PLAN



Come, Witness a seamless experience of eco friendly living. At Green Grace Community located in the heart of the city at Pattabhipuram Main Road, we give you the perfect opportunity to experience it. Located conveniently, no place seems far, be it hospitals, schools or educational institutions. Guntur being renowned city, has become the most sought after real estate destination. Come, Be a part of the best eco friendly community this city has to offer.

## Educational Institutions

- TJPS College
- Hindu College
- Andhra Christian College
- The Central Public School
- Narayanana IIT Olympiad
- Bhashyam Public School
- Sri Venkateshwara Bala Kuteer
- Little Flower English Medium School

## Work Places

- District Collector Office
- SP Office
- District Registrar Office
- DRM Office
- Police Parade Grounds

## Hospitals

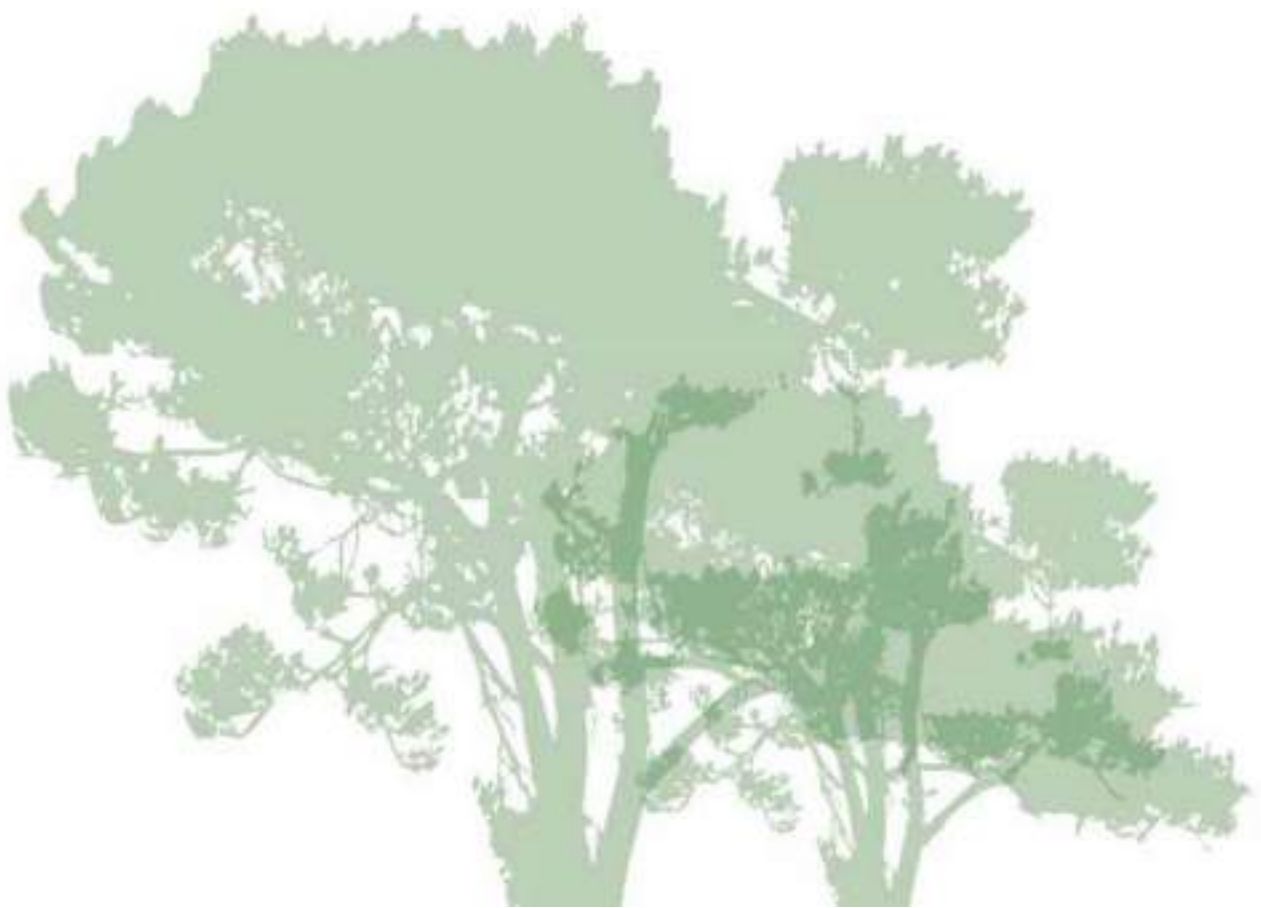
- Ramesh Cardiac Center
- Hyma Hospital
- St. Joseph Hospital
- GOVT. General Hospital
- Children Hospital

## Leisure and Entertainment

- Swamy Theatre
- Hollywood Bollywood Theatre
- NTR Municipal Stadium
- Brindavan Gardens temple
- ITC Star Hotel
- ISCON Temple

## Connectivity

- Inner Ringroad
- Railway Station
- RTC Bus Stand
- D-Mart
- Raithu Bazar





## PAST PRESENT FUTURE



**Eluru Jute Mills Private Limited** which owns three large jute mills in Andhra Pradesh & Chattisgarh and the land property of Eluru Jute Mills at Guntur is owned by a renowned business family of Kolkata known as "Bhartias". They are also owners of the land property of Eluru Jute Mills at Guntur. The fourth & fifth generation members of the said Bhartias are now managing the group industries. The Family has a proven record of 80 years of successful management. They have also experience in construction, having built a large multi storeyed building in Kolkata known as "East India House". With their financial strength coupled with their business acumen they have ventured into "High Rise Gated Community Project" on their site at Guntur.

### Leadership

The Project which is called "**Green Grace**" is being managed by a team of experienced professionals consisting of Sri Brijgopal Lunani who is Managing Director of Eluru Jute Mills Private Limited, having management experience of 60 years, Mr. Davugopal Lunani, Director, who has also experience of nearly 40 years

And

Director-Incharge & CEO Mr. Ambati Murali Krishna

A seasoned Technocrat having an experience in the field of infrastructure, housing and high rise construction for more than 28 years. He associated with Large Corporates like IJM, GMR, L&T, KMC, UGCC (Kuwait), CEC (Taiwan) and Aditya and completed various critical & prestigious projects. He is endowed with dynamic vision and a proven track record with a pragmatic work culture. He has built more than 5 Million Sq.ft in high rise towers

## FROM CEO DESK



It gives me an immense pleasure to introduce our project "**Green Grace**". We have crafted these homes in nature by preserving the trees and conserving the soil and water. This is a unique project gifting serenity to the city of Guntur. Let us join and experience the nature at **Green Grace**.

We believe in enriched wealth transformation. We always believe that nature is supreme and we take the balanced approach between human needs and nature. We respect natural resources and we use them with utmost care and concern. Our balanced enrichment of mother earth will give enhanced value and experience to our esteemed future residents.

Our philosophy is "**customers are owners, we are just transformers**"

- Er. Ambati Murali Krishna







## THE LUXURY OF SUSTAINABILITY

IGBC Green Homes Pre-Certified Gold rated Project

Ample parking for residents and visitors with provision of electric charging

Water smart low flow plumbing fixtures.

Reusing treated water for flushing, irrigation

Ample landscape with gardens for children and residents and native species-increasing bio-diversity

Effective Irrigation system & water treatment system

Energy saving appliances and equipment

BEE rated appliances/equipment

29.11% Energy saving over the baseline of IGBC Green Home Norms

Ample daylight, ventilation & cross ventilation

Use of low VOC material

Onsite renewable energy

Zero-water discharge

LED lighting in common areas

High-speed energy saving elevators

Rainwater storage & harvesting system







# BAJRANG URBAN

*Company With Values*

A PROJECT OF  
**ELURU JUTE MILLS PVT. LTD.**  
(Property Division)

PROJECT MANAGED BY  
**BAJRANG URBAN INFRA PVT. LTD.**

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Guntur - 522006, Andhra Pradesh,  
Ph.: +91 863 2240115

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Pattabhipuram Main Road,  
Guntur - 522006. AP

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**+91 9100071740**

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[www.greengrace.in](http://www.greengrace.in)  
[www.bajrangurban.com](http://www.bajrangurban.com)

## TEAM

*Architects & Engineer*



TEAM ONE INDIA PVT. LTD.  
5th Floor, Anvi's ECO Grand,  
Sy. No.135 & 136, Near Wipro Lake,  
Financial District, Nanakramguda,  
Hyderabad - 500 008.  
[www.team01.in](http://www.team01.in)

*Structural Engineers*



MAS CONSULTING ENGINEERS  
Door No 3-6-146/A, First Floor,  
Street No 17, Himayat Nagar,  
Near Maruthi Showroom, Hyderabad - 500029.  
Mob: + 91 98490 52846

*Landscape Architecture*



Plot 8A, New MLA Colony, Banjara Hills,  
Road #12, Hyderabad 500 034.  
Mob: +91 9966205333, 9703108089

*3d Walk Through*



Plot 24, Phase-3, Srinagar Colony main road,  
Hyderabad 500 073.  
Mob: +91 7997179972

*Liasioning Partner*



Note: This brochure is only a conceptual presentation of the project and not a legal offer. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit. TDR is being applied for additional floors. Land will be allotted accordingly.