

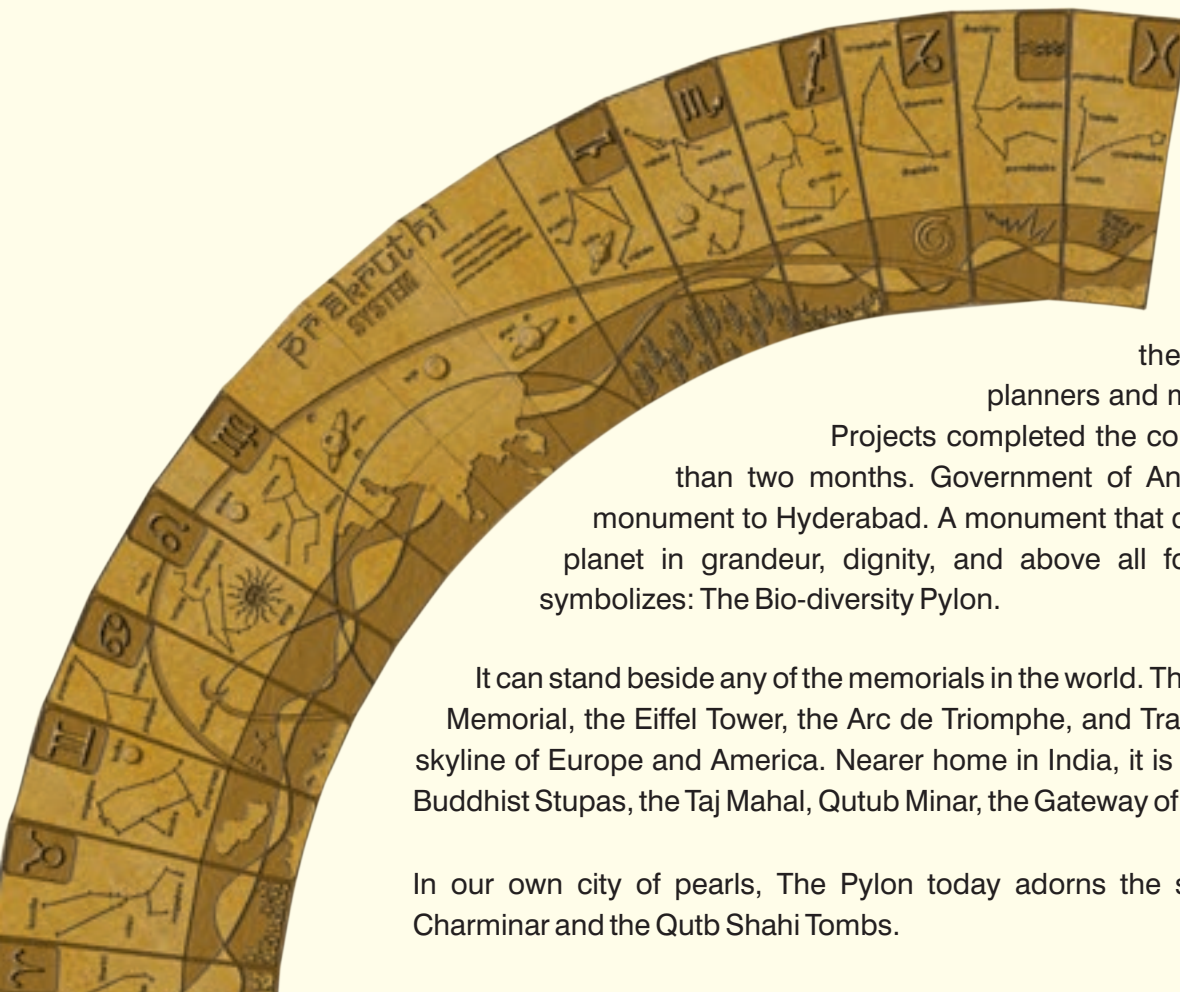
GREEN

WHEN SOMEBODY CARES...AND CARES DEEPLY, **LIFE IS FULFILLED**

GRACE



We Built a Pylon for the Planet

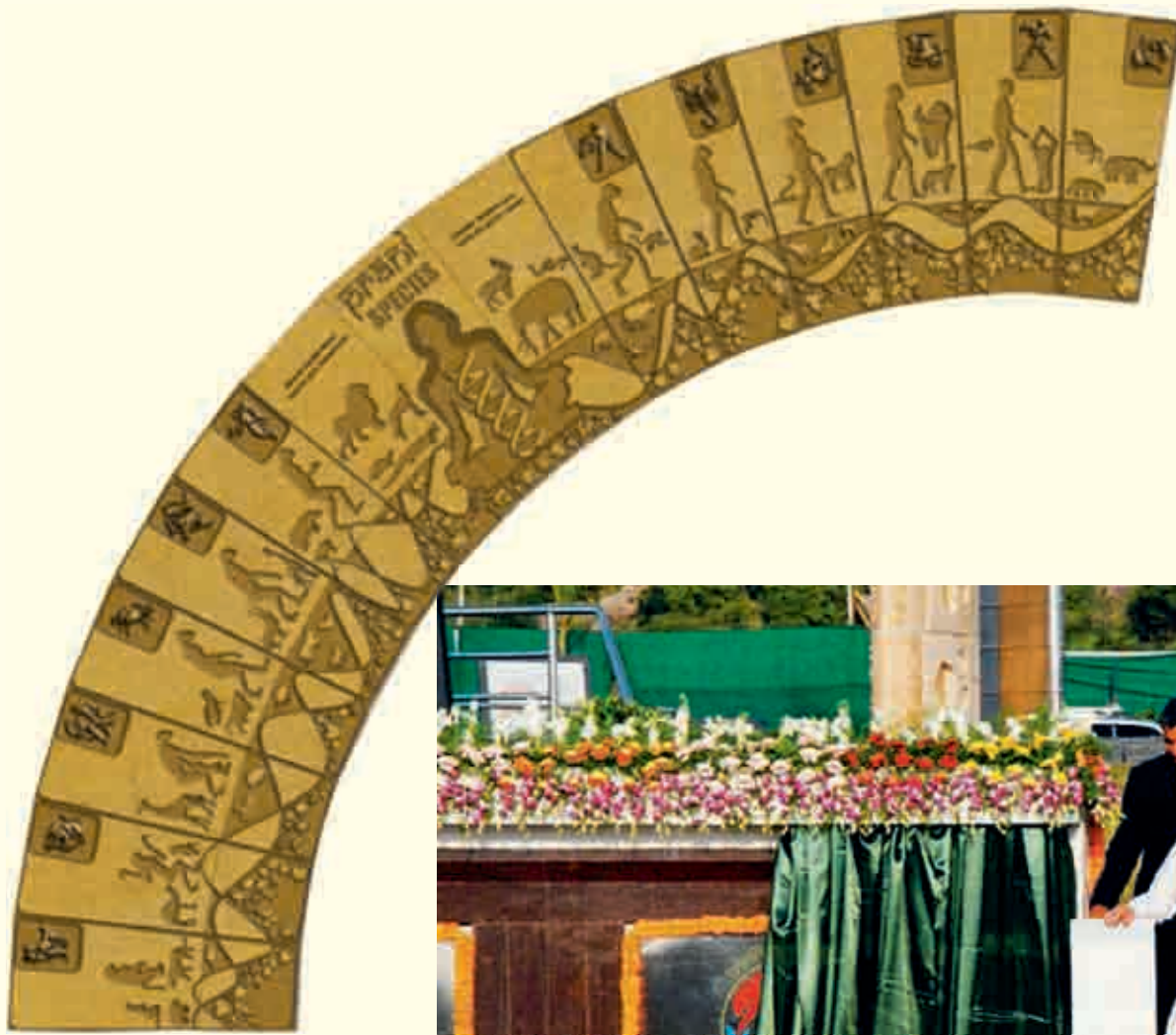


S&S Green Projects constructed the pylon designed by Genesis planners and managed by Ram Digi. S&S Green Projects completed the construction in a record time of less than two months. Government of Andhra Pradesh has added a new monument to Hyderabad. A monument that can compete with any other on the planet in grandeur, dignity, and above all for the depth of message that it symbolizes: The Bio-diversity Pylon.

It can stand beside any of the memorials in the world. The Statue of Liberty, the Washington Memorial, the Eiffel Tower, the Arc de Triomphe, and Trafalgar Square which dominate the skyline of Europe and America. Nearer home in India, it is in the same league as the various Buddhist Stupas, the Taj Mahal, Qutub Minar, the Gateway of India, and the India Gate.

In our own city of pearls, The Pylon today adorns the skyline along with the marvelous Charminar and the Qutb Shahi Tombs.





Prime Minister Dr. Manmohan Singh Inaugurating the Bio-diversity Pylon

The Pylon is built to commemorate the 11th Conference of Parties to the Convention on Biodiversity (COP-11 to CBD) held in October 2012 in Hyderabad. The international conference was attended by about 8000 delegates from 193 countries.

The Pylon is an architectural representation of the grandest conception of Cosmology. The structure is conceived to depict the story of evolution and its diversity with an artistic amalgam of scientific symbolism on a mythological canvas. The edifice captures the full gamut of ideas that represent the concept of Bio-diversity.

The Pylon base is composed of concentric circles representing the five elements: Pridhvi (Earth), Vayu (Air), Jala (Water), Agni (Fire), and Akasa (Ether). These are the essential elements of creation. And every living organism is composed of these fundamental elements. The base has five rings, each representing an element and capturing its essence.

The Pedestal of the Pylon is the Panchabhoota Peetham. At the centre of the water is a pentagonal pedestal that is the base of the pylon. This pylon has been conceptualized as emerging from the bottom Etheric fin in black that has the same black material which represents the state before creation: 'Out of nothing came everything'.

The Pylon itself is composed of the three divisions of biodiversity, namely System (Prakruthi), Species (Prani) and Structure (Antaralaya).

It is adorned with graphics symbolizing the story of biodiversity.
A Mural gives a detailed and graphic depiction of the whole concept.

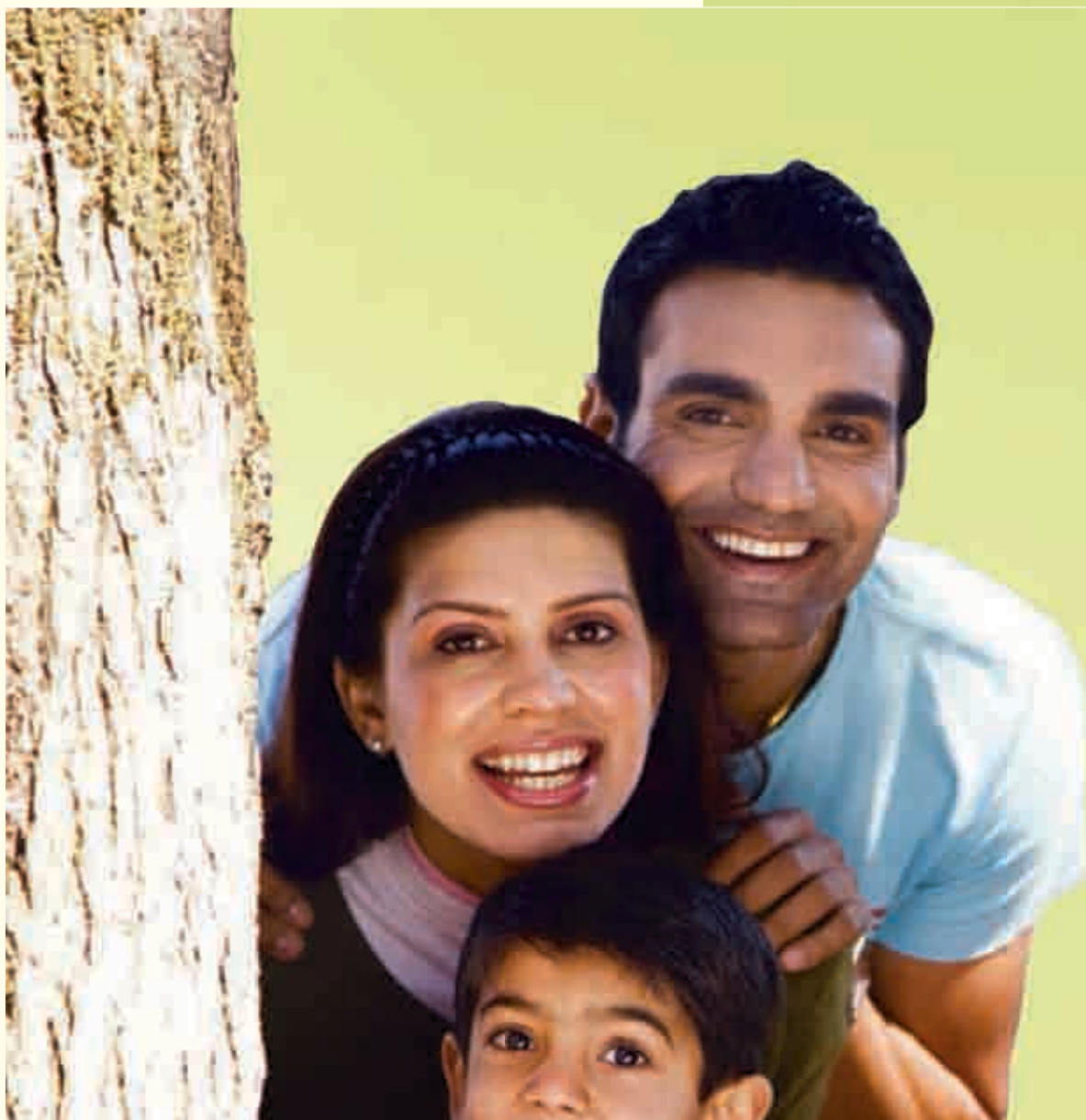
“ Don’t walk behind me, I may not lead. Don’t walk ahead

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of me I may not follow. Walk beside me and be my friend. ”



anybody can build with
cement and concrete.

few can understand
what makes you smile.

GREEN GRACE

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we are different, because we are
passionate about your needs. we are
here to transform lifestyles, in whatever
way we do it !



GREEN GRACE

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The tree is peculiar of unlimited benevolence. It makes no demand for its sustenance. And extends protection generously offering shade to even the axeman who destroys it.

– Gautama Buddha





green grace welcomes you to a very
special relationship



GREEN GRACE

An Eco-friendly Project

Green Grace is a living, breathing home. It is designed to accommodate every desire, every little concern. Unlike mammoth projects where you are likely to get lost in the maze of buildings and commercial activity, Green Grace is a compact condominium and an exclusive residential project consisting of three graceful towers of 15 floors each. The spacious apartments are distinctive with sensitively designed bedrooms, lavish kitchen area, lobby areas and magical sit-outs.



Someone's sitting in the shade today because someone planted a tree a long time ago.

– Warren Buffett





so many joys on the rainbow,
which will you choose?



GREEN GRACE

An Eco-friendly Project

Green Grace is conceived to fill every moment of your day with joy. When you have savoured the beauty of your home, walk into the exclusive clubhouse to enjoy a host of recreational facilities. The sparkling swimming pool, a well-equipped gym, space for indoor games and a badminton court are only a few of the pleasures on offer. You can go for a brisk jog across the jogging track, or simply enjoy the golden sunrise. Look around, and you will discover countless little gestures of caring that make a world of difference to the way you live.



Trees are the earth's endless effort to speak to the listening heaven.

– Rabindranath Tagore





the finest getaway right in your premises

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- Exclusive Clubhouse consists of Health club with Steam bath & Sauna
- Exclusive beauty salon for men and women
- Sound proof Meditation hall, Yoga hall with Audio visual Systems
- Well-designed air-conditioned Fitness center
- Air-conditioned Guest rooms
- Indoor games (Pool table, Caroms, TT Table etc.)
- Cafeteria
- Multi-purpose hall with access to Party lawn
- Well equipped Library
- Outdoor Swimming pool with Children's pool
- Tot lot with water cascade & attractive green lawns
- Jogging / walking track
- Basket ball practice Court
- Children Play area.



FACILITIES

The planting of trees is the least self-centred of all that we do. It is a purer act of faith than the procreation of children.

– Thornton Wilder





enjoy an unfair advantage
of a privileged lifestyle

GREEN GRACE

An Eco-friendly Project

- Medical Center with facilities for visiting doctors
- Physiotherapy centre and Medical shop
- Solar hot water (Optional)
- Metered water system
- Grocery stores
- ATM centers
- Car Wash area
- Creche space
- Visitors' parking
- High-speed Automatic passenger lifts & Goods lift
- State-of-the-art Garbage disposal system
- Piped gas supply (Optional)
- Sewage Treatment Plant



AMENITIES

There are two ways of being creative. One can sing and dance. Or one can create an environment in which singers and dancers flourish.

– Warren G Bennis





SITE LAYOUT PLAN

live green. live healthy.

The Promoters strongly believe in self - sustaining environments cocooned in greenery.

Their sensitivity and responsibility towards nature is evident from a variety of initiatives that make **Green Grace** very special. They have succeeded in implementing the Green building concepts keeping the environment clean with rain water harvesting, installation of solar hot water systems, four side ventilation apartments to enable the use of natural day light and smooth air flow in all apartments. Metered water supply is another concept in **Green Grace** which reduces the water consumption and helps the residents to pay only on usage basis.

GREEN GRACE

An Eco-friendly Project

- Strategic location
- Premium quality construction
- Vaastu compliant
- Access to wide roads
- Excellent ventilation
- Earthquake-resistant design
- Exquisite landscaping
- Sophisticated fire fighting system
- Round-the-clock security system
- CCTV in all common areas
- Automatic entry and exit for parking
- Visitor's lounge.



UNIQUE
FEATURES

Just 2% of the worlds water is fresh water. It is vital to conserve water for our survival.





GREEN GRACE

An Eco-friendly Project

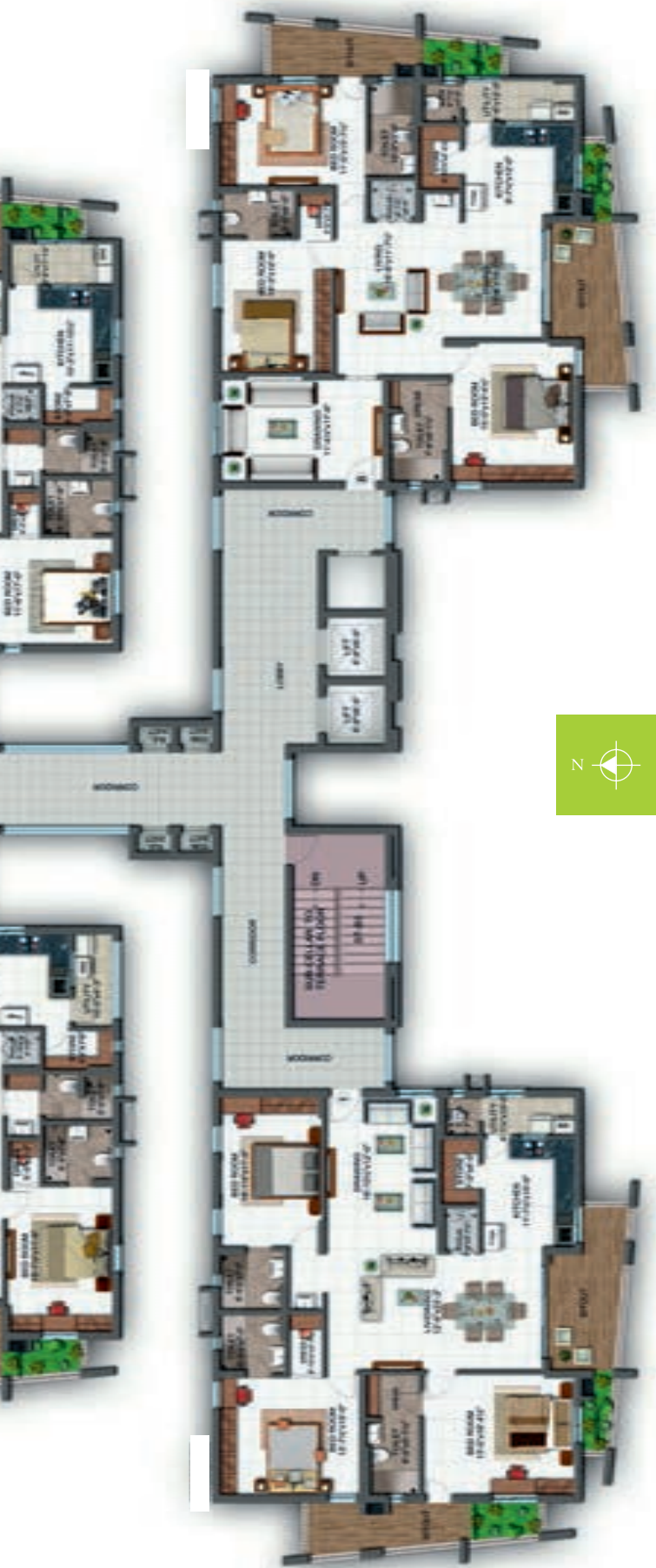


We generate our own environment. We get exactly what we deserve. How can we resent a life we've created ourselves?
Who's to blame, who's to credit but us? Who can change it, anytime we wish, but us?

– Richard Bach







GREEN GRACE

An Eco-friendly Project

TYPICAL FLOOR PLAN - **Block-B**
2nd to 14th floors





GREEN GRACE

An Eco-friendly Project

TYPICAL FLOOR PLAN - **Block-C**
2nd to 14th floors





FOUNDATION & STRUCTURES

RCC framed structure to withstand wind and seismic loads for zone II.

SUPER STRUCTURE

Fly ash / Hydraulic pressed cement block masonry in cement mortar for external walls
Fly ash / First class table moulded light weight brick masonry in cement mortar for internal walls.

PLASTERING

INTERNAL : Single coat cement Plastering finished with gypsum plaster / putty finish
EXTERNAL : Double coat sand faced cement plastering of 18 mm thick finished with Texture paint
CEILING : Double coat sand faced cement plastering of finished with putty finish.

JOINERYWORKS

MAIN DOOR : Teak wood frame with aesthetically designed shutter of Teak wood for outer frame & 19 mm ply with 4 mm veneer both sides with designer beading finished with melamine matt polish fixed with reputed make hardware
INTERNAL DOORS : Wood frame with hard core solid flush shutter with both sides veneer finished with melamine matt polish/reputed make hard ware
FRENCH DOORS : UPVC French door sliding type single glazing
WINDOWS : UPVC sliding single glazed windows

PAINTING

INTERNAL & CEILING : Two coats of plastic emulsion paint over a base coat of primer with roller finishing
EXTERNAL : Premium quality texture painting
PARKING AREA : Enamel paint matt finish, Parking signage with radium paints
Drive way route indication with radium paints.

FLOORING

Vitrified tiles of standard make for drawing, dining, living, kitchen and other bedrooms and laminated wooden flooring for Master bedrooms. Best quality acid resistant anti skid ceramic tiles for toilets.

TILES CLADDING & DADOING

TOILETS : Designer glazed ceramic tiles dadoing up to 6'75" height
UTILITY / WASH : Glazed ceramic tiles dado up to 3'0" height.

KITCHEN

Provision for modular kitchen with cold water connection only.

TOILETS

All Toilets will consist of :

- Vanity washbasin
- Hot water provision in all washbasins excluding dining area
- Wall mount cascade
- Hot and cold single lever mixer with overhead shower
- Shower partition (Optional)
- All C.P. fittings of premium quality from Jaquar or other standard make

ELECTRICAL

- Concealed copper wiring of standard make, in conduits for lights, fan, plug and power points wherever necessary
- Power outlets for split Air Conditioners in halls & bedrooms at fixed locations
- Power plug for cooking range chimney, refrigerator, micro wave oven, mixer grinders in kitchen
- Plug points for TV. & Audio systems etc.
- 3-phase supply for each unit and individual meter boards
- Miniature Circuit Breakers (MCB) & ELCB for each distribution board.

TELEPHONE

Telephone provision for master bedroom, drawing and living and intercom facility to all the units connecting security.

CABLE TV

Cable provision for Living room and master bed room.

AIR-CONDITIONING

Complete electrical cabling with copper pipes and drain lines for drawing, living, dining areas and all bedrooms for fixing of split A/cs at fixed locations (Optional).

INTERNET

High speed internet provision for each flat.

LIFTS

Four High-speed automatic passenger lift with V3F technology for each block. One ton capacity goods lift with V3F technology.

GENERATOR

100% DG backup including Air conditioners with acoustic enclosure.



The lush EMAAR Golf Course

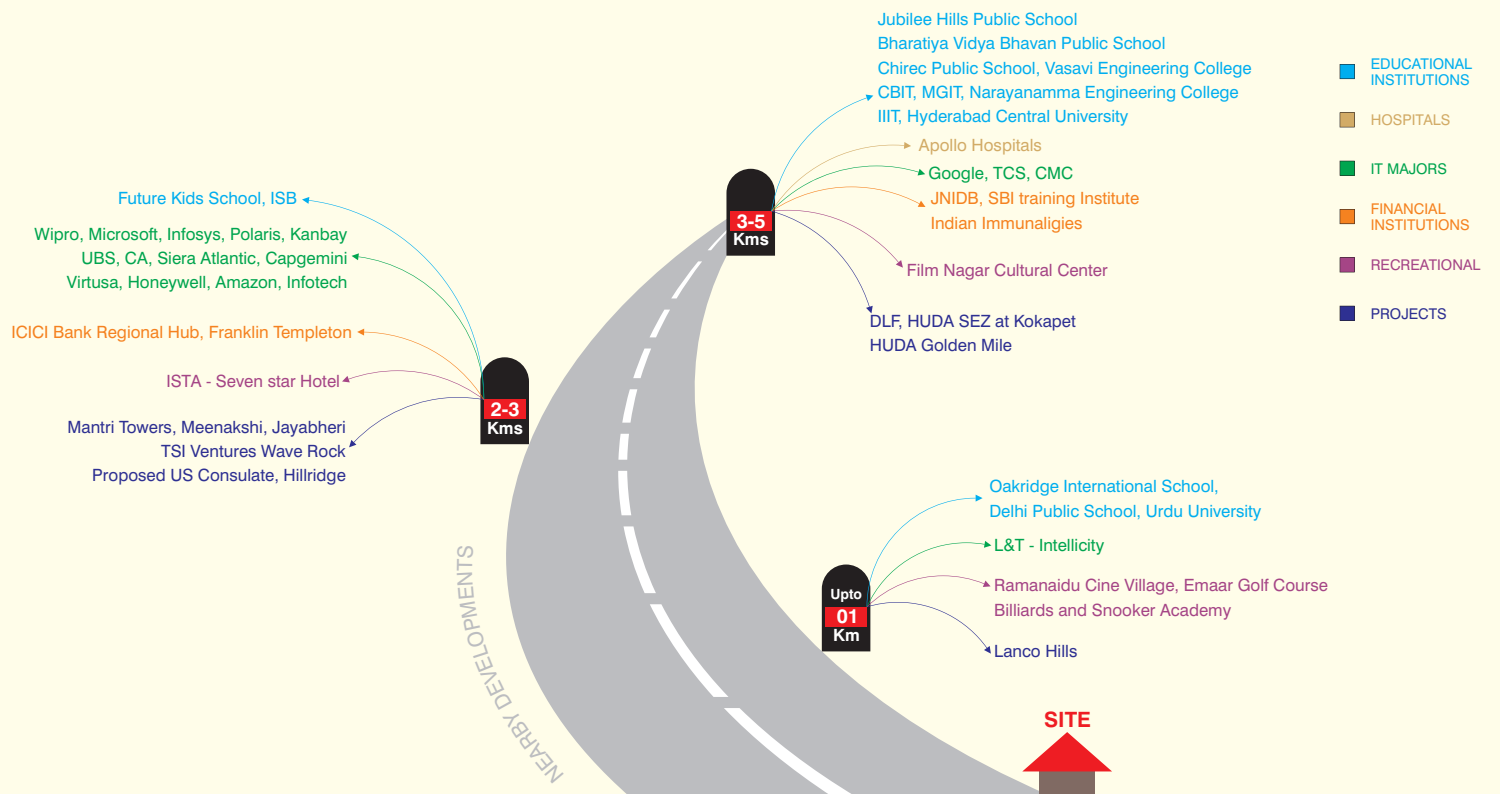


sensitive to the color green,
and your technicolor dreams.

In an age of synthetic pleasures, come experience a splash of nature even when you stay indoors! Your balcony is fitted with a unique concept... A lovely patch of green carpet grass to give it a wonderful natural feel. From the higher floors, feast on a beautiful view of the lush EMAAR Golf Course.

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An Eco-friendly Project



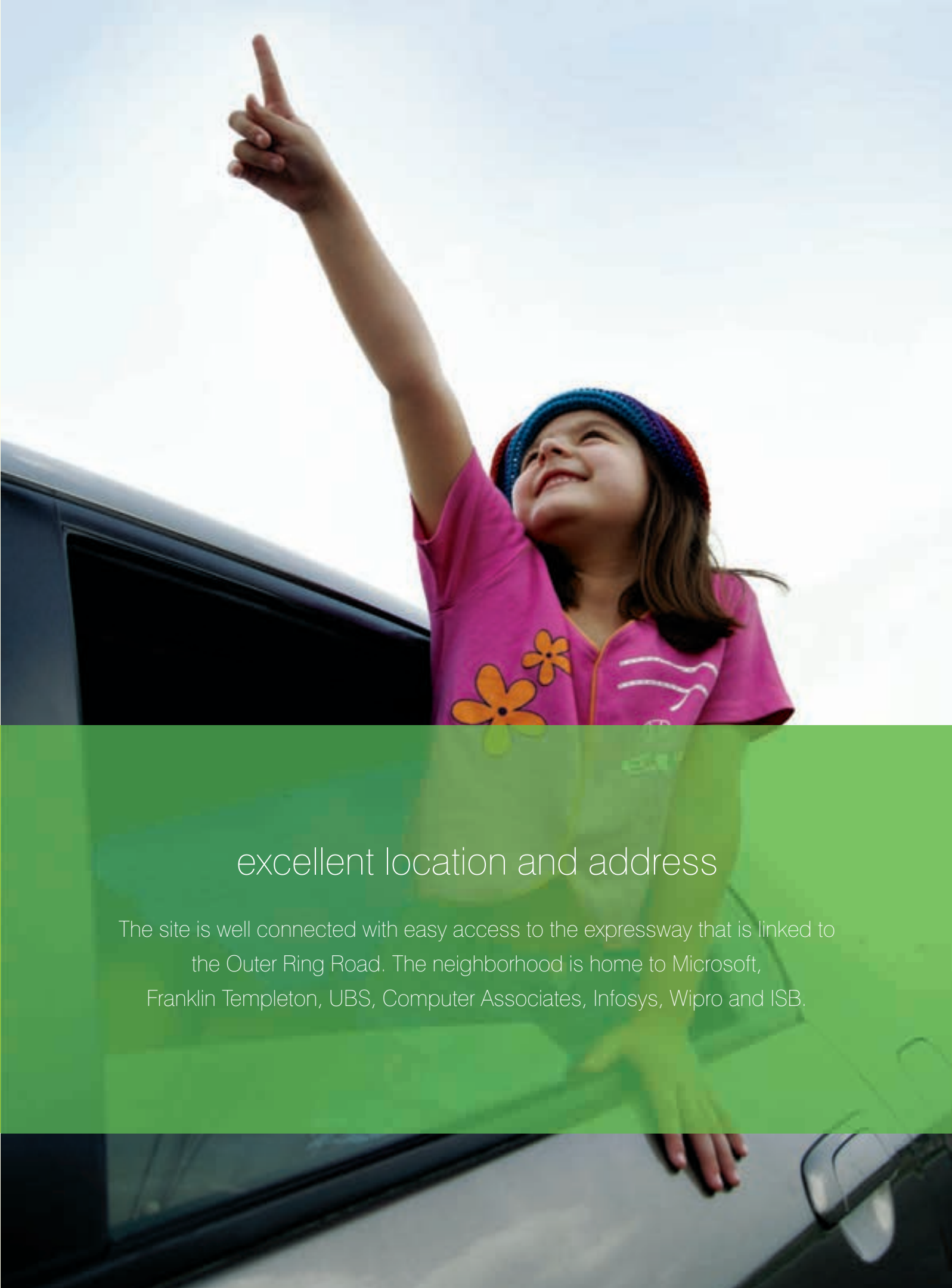
Gachibowli Stadium

LOCATION

The more we exploit nature, the more our options are reduced, until we have only one-to fight for survival.

– Morris K Udall





excellent location and address

The site is well connected with easy access to the expressway that is linked to the Outer Ring Road. The neighborhood is home to Microsoft, Franklin Templeton, UBS, Computer Associates, Infosys, Wipro and ISB.

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An Eco-friendly Project



LOCATION

To forget how to dig the earth and to tend the soil is to forget ourselves.
– Mohandas Karamchand Gandhi

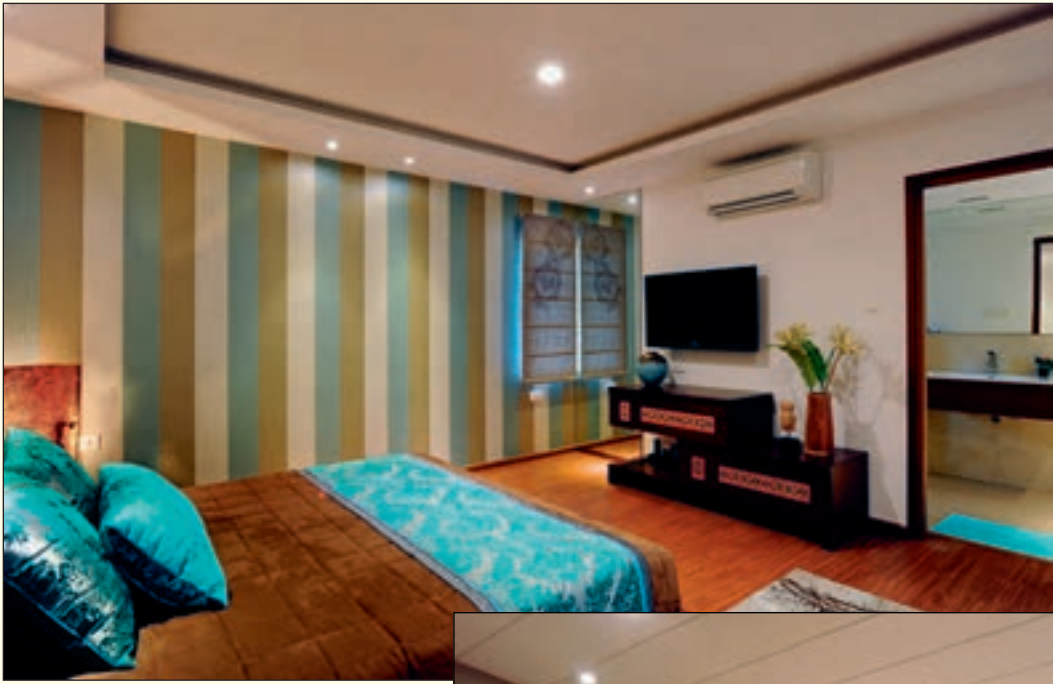




destination hyderabad

Hyderabad today has emerged as a major destination that attracts the world for its fast paced development in its stride. The evolving infrastructure, trained manpower has drawn IT companies, Corporate Real Estate companies, ITES companies, Bio-technology research firms etc., from world over into its fold. Hyderabad, is one of the few cities that can be singled out for its growth potential in the future. S&S constructions is well poised to be a key player in emerging realty success story of Hyderabad.





MODEL
FLATIMAGES

COMPLETED PROJECT OF S&S Green Projects



Green Terraces (Apartments) White Fields, Kondapur, Hyderabad

THE 'GO GREEN' MOVEMENT

Let's be sensitive to environment

The environment breathes life into us. The life-sustaining environment is gradually suffering degradation.

The environmental impact of buildings

Buildings have a profound effect on the environment, which is why green building practices are so important to reduce those impacts dramatically.

It's now or never!

It's time we wake up to the realities of global warming and live in agreement with the nature. The least we can do to ensure a healthy world for our children and future generations is **waking up to the fact that the answer lies only in conservation of nature. And the time is now!**

As Developers, we are committed to conservation of nature in a big way. We implement them because we believe in it and want to protect and preserve nature. Conservation of natural resources is given priority in all the projects taken up by **S&S**.

Green building is the practice of increasing a building's efficiency in using resources like **energy, water, and materials** while reducing impact on human health and **the environment**. At S&S we care for the health of our environment and that of our future residents!

S&S is the first construction company to install solar hot water system, water and energy conservation practices in all projects. Our sensitivity has resulted in designing **Green Grace** that is environment-friendly. With technical guidance from the CII- Sohrabji Green Business Centre, **Green Grace** is committed to follow the relevant Indian Green Building Council norms for residential buildings.

Our main focus is on:

- Effective Ventilation
- Energy Conservation
- Water Conservation
- Rainwater harvesting
- Water recycling
- Efficient solid waste management
- Design to allow more natural light
- Energy efficient lighting systems for common areas



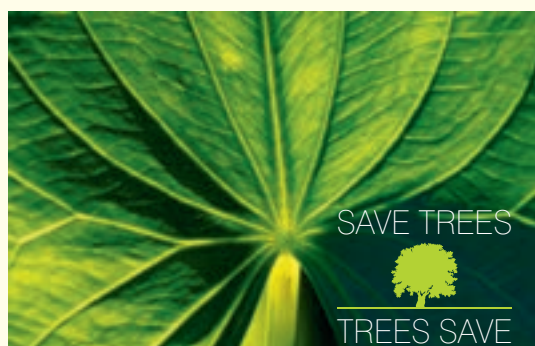
We are proud that **Green Grace** is a pilot project registered under the Indian Green Building Council* (IGBC) rating system and are committed to live up to the challenge.

*IGBC- Which is a part of CII-Godrej GBC, is actively involved in promoting the Green Building concept in India. The Council is represented by all the stakeholders of construction industry.

The vision of the Council is to serve as single point solution provider and be a key engine to facilitate all Green Building activities in India.

Value addition through Property Management Services

For the benefit of customers, we undertake property management services like identification of suitable tenant, carrying out the documentation of tenancy, lease or hire between the landlord and tenant as required by both the parties. We extend our services in collection of rentals and depositing them in customers' bank account. In addition to it, we take care of payment of municipal taxes and any other charges to different agencies on behalf of the customers and keep the records updated.



Green Grace is a proud offering from S&S Green Projects and Elite Properties



S&S Green Projects have an enviable track record in Hyderabad, having done pioneering work in the sphere of real estate. We were amongst the first to venture into the new location of HITEC City in Whitefields seven years ago. Our landmark ventures dot the cityscape with pride. What sets us apart however is our highly personalized approach. To us, people are not numbers. We believe in being accessible and attentive to customer concerns. This attitude is reflected in the homes we build for them. Because we care, we build better!



ELITE PROPERTIES

Started in the year 2002, Elite Properties and Developers Corporation Pvt Ltd. is led by a team of dedicated professionals with a keen eye on quality. The company completed two projects in Hyderabad and three projects in Bangalore giving customers a high degree of satisfaction.

PROMOTERS



GREEN GRACE PROJECTS APPROVED BY



PROMOTERS



**S&S GREEN
PROJECTS**

S&S Green Projects Pvt. Ltd.

T-1, Green View Plaza, Road No.1, Jubilee Hills, Hyderabad - 500 033. India.

+91 40 2355 5112, 2355 0112 / +1864-248-4847

info@sands-india.com / sands-india.com

GENESIS

PLANNERS PVT. LTD.

Plot No. 559, Road No. 92, Jubilee Hills, Hyderabad - 500 033. Ph : 040 - 2355 4366 / 77

e-mail : genesisplanners@sify.com

CONSULTANTS FOR
Green Certification



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